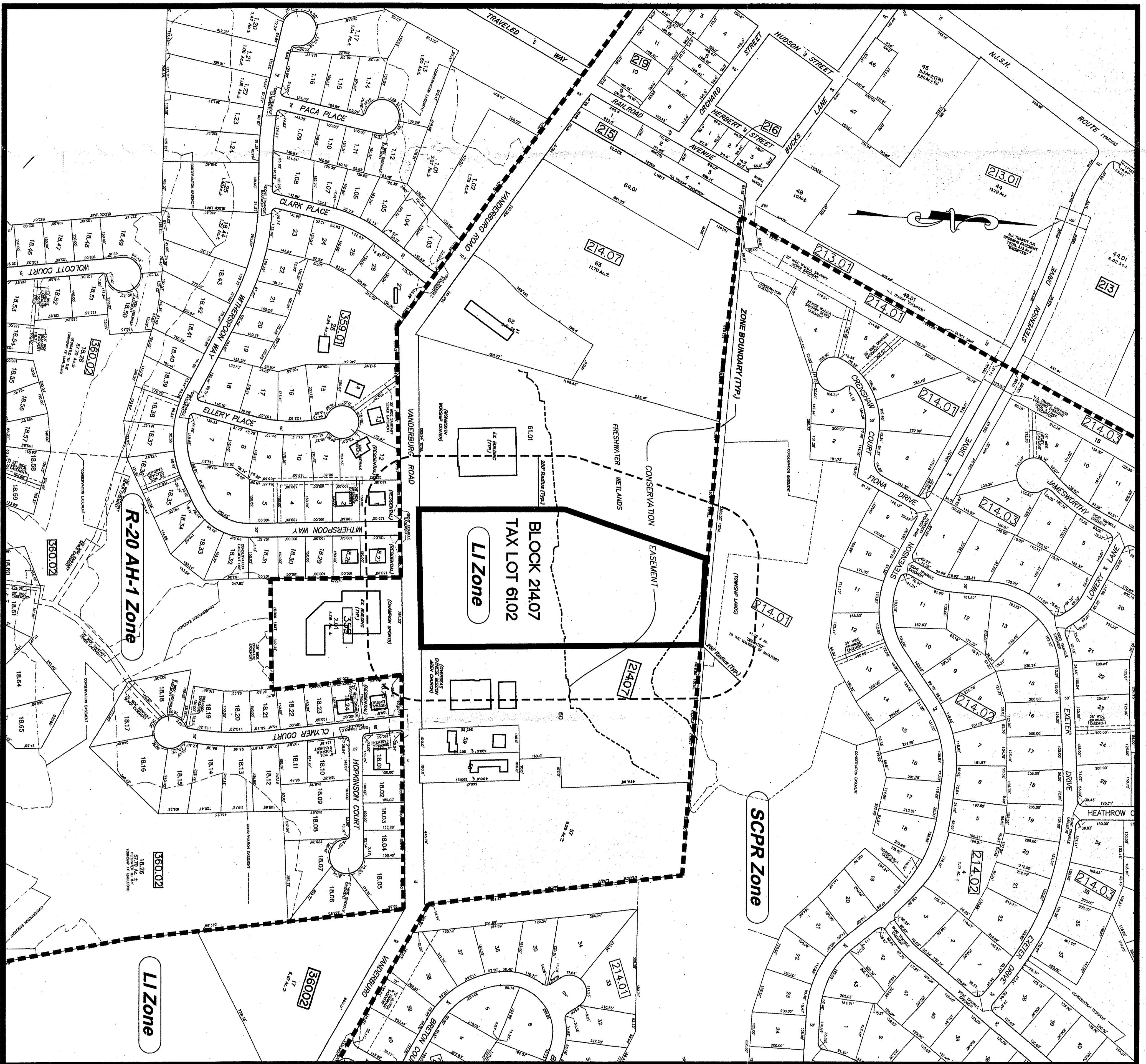


PROPERTY OWNERS WITHIN 200 FT.

BLOCK	TAX LOT OWNER (N/P)
214.07	60 OBERGAS CHASE MISSION-ARCH CHUR MARLBORO, NJ 07746
214.07	61.01 27 WANDERBORG ROAD MARLBORO, NJ 07746
214.01	1 THE OF MARLBORO MARLBORO, NJ 07746
389	2.01 ONE CORP. MARLBORO, NJ 07746
389.01	1 WINTERGARDEN MA & MELISSA S MARLBORO, NJ 07746
389.01	12 JESSICA BRODIE HAZAN JAMBER RECORDS MARLBORO, NJ 07746
389.02	18.25 CONZULES AVON L & TERESA MARLBORO, NJ 07746
389.02	2 WINTER COURT MARLBORO, NJ 07746
389.02	18.27 JANE DUNN S & SON N MARLBORO, NJ 07746



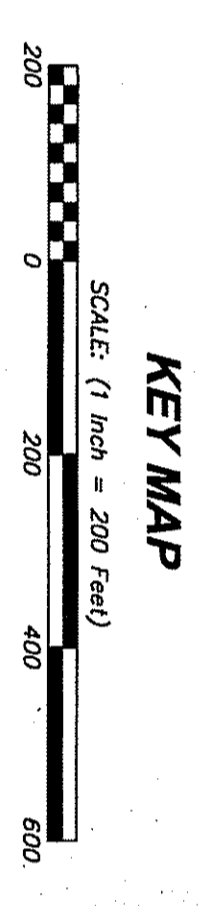
ZONE: LIGHT INDUSTRIAL - LI ZONE

MINIMUMS	REQUIRED	EXISTING	PROPOSED
LOT AREA	3 AC.	10.67 AC.	10.67 AC.
LOT FRONTAGE	300 FT.	480.00 FT.	480.00 FT.
LOT DEPTH	300 FT.	1062.12 FT.	1062.12 FT.
PRINCIPAL BUILDING	80 FT.	N/A	134.00 FT.
FRONT SETBACK	70 FT.	N/A	71.00 FT.
SIDE SETBACK (FAÇH)	70 FT.	N/A	71.00 FT.
ACCESSORY BUILDING	80 FT.	N/A	N/A
REAR SETBACK	80 FT.	N/A	N/A
MAXIMUMS			
PRINCIPAL BUILDING HEIGHT	50 FT.	N/A	39+ FT.
PERMITTED SIGN HEIGHT	35 FT.	N/A	13.6+ FT.
IMPERVIOUS COVERAGE	55%*	N/A	40.4% ±
FLOOR AREA RATIO	0.35	N/A	0.135

* LOT AREA FOR LOT & IMPERVIOUS COVERAGE = 1067 AC. - 4.23 AC. OF WETLANDS ±
= 20,000 S.F. OF WETLANDS FOR LOTS GREATER THAN 60,000 S.F.
= 6.90 AC.

**AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN
TAX LOT 61.02 BLOCK 214.07**

**TOWNSHIP OF MARLBORO
MONMOUTH COUNTY, NEW JERSEY**

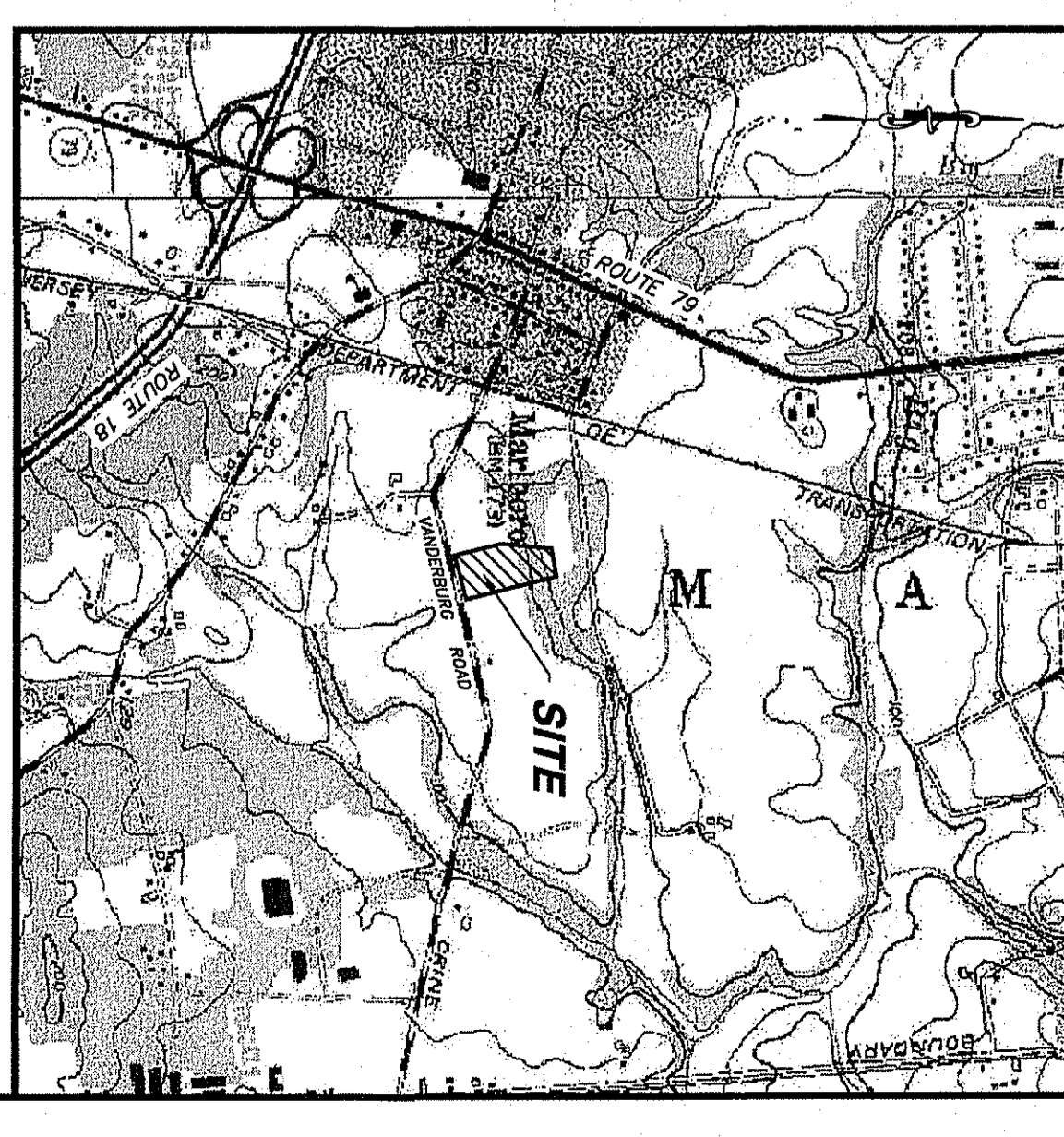


GENERAL NOTES

- PROPERTY BEING BOUND AS BLOCK 214.07, TAX LOT 61.02, AS SHOWN ON SHEET 82 OF THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF MARLBORO. THE PROPERTY IS LOCATED WITHIN THE LIGHT INDUSTRIAL (LI) ZONE AND HAS AN AREA OF 10.67 ACRES.
- BOUNDARY, TOPOGRAPHIC AND EXISTING SITE INFORMATION IS BASED UPON A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF WANDERBORG ROAD, BLOCK 214.07, TAX LOT 61.02, TOWNSHIP OF MARLBORO COUNTY OF MONMOUTH COUNTY, NEW JERSEY," DATED 08/17/2005. THE SURVEY WAS CONDUCTED BY WALTER W. WILSON, P.E., A PROFESSIONAL ENGINEER IN THE STATE OF NEW JERSEY, LICENSE NO. 14888. THE SURVEY IS ON FILE WITH THE COUNTY CLERK'S OFFICE, MARLBORO, NEW JERSEY.
- THE AREA OF ASSURANCE USE OUTSIDE OF THE 0.23 (23%) YEAR FLOOD ELEVATION (FE) IS SHOWN ON SHEET 82 OF THIS SET OF PLANS. THE FLOOD ELEVATION (FE) IS BASED UPON THE MARLBORO FLOOD HAZARD MAP, MAP NUMBER 400502010-01, EFFECTIVE DATE 8/29/2008.
- PRELIMINARY UTILITIES AND UTILITY LOCATIONS ARE IN ACCORDANCE WITH AN INTERFERENCE CHECK DATED 8/29/2008.
- THE SUBJECT PROPERTY RECEIVED SITE PLAN APPROVAL FROM THE MARLBORO ZONING PLANNING BOARD FOR THE CONSTRUCTION OF A 42,828 SQUARE FOOT AND UTILITIES IN ACCORDANCE WITH RESOLUTION OF APPROVAL PASSES-06. AMENDED SITE PLAN APPROVAL FOR A 42,828 SQUARE FOOT 2-3 STORY WAREHOUSE/OFFICE BUILDING WITH 64 PARKING STALLS IN ACCORDANCE WITH RESOLUTION OF APPROVAL PASSES-06, DATED 8/17/2005.
- THE SITE IS OTHER THAN A LOT CREST WITH THE SHOWN OF THE PROPOSED PORTION OF THE PROPERTY. IT IS A LOT CREST WITH THE SHOWN OF THE PROPOSED PORTION OF THE PROPERTY. IT IS A LOT CREST WITH THE SHOWN OF THE PROPOSED PORTION OF THE PROPERTY.
- 2-3 STORY WAREHOUSE/OFFICE BUILDING (42,828 SQUARE FEET ON 1st FLOOR AND 14,114 SQUARE FEET ON 2nd FLOOR) A PAVED PARKING AREA WITH CONCRETE DRIVEWAYS AND SIDE LIGHTING.
- PARKING REQUIREMENTS:
1. STILL PER 250 SQUARE FEET OF GROSS FLOOR AREA
1. STILL X (13,494 S.F. / 250) = 54 STALLS REQUIRED
1. STILL X (4,888 S.F. / 1,000) = 10 STALLS REQUIRED
64 PARKING STALLS REQUIRED
- IT IS ANTICIPATED THAT THE PROPOSED BUILDING WILL BE SERVED BY THE MARLBORO WATER AND SEWERAGE DEPARTMENT. THE PROPOSED BUILDING WILL BE SERVED BY THE MARLBORO WATER AND SEWERAGE DEPARTMENT. THE PROPOSED BUILDING WILL BE SERVED BY THE MARLBORO WATER AND SEWERAGE DEPARTMENT.
- WASTE AND RECYCLABLES FROM THE PROPOSED ESTABLISHMENT WILL BE REMOVED BY PRIVATE HAULER.
- ALL SOLID WASTE FROM THE PROPOSED ESTABLISHMENT WILL BE REMOVED BY PRIVATE HAULER.
- ALL AREAS NOT DESIGNATED FOR PARKING, CONVEYANCE, DRIVEWAYS, SIDEWALKS, DRIVEWAYS, SHALL BE SET ASIDE FOR THE SOIL CONSERVATION DISTRICT. THE MOST CURRENT REQUIREMENTS OF THE SOIL CONSERVATION DISTRICT SHALL BE FOLLOWED.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. LOCATION AND THIS PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
- THE PROPOSED BUILDING FOOTPRINT IS BASED UPON A PLAN SET ENTITLED "MARLBORO TECHNOLOGY PARK, LOT 61.02, DATED 9-16-00."
- THERE ARE NO KNOWN EXISTING COVENANTS OR DEED RESTRICTIONS.
- ALL WATER COURSES, FLOOD PLANS, FLOODWAYS OR FLOOD AREAS WITHIN 200 FEET OF THE PROPOSED BUILDING SHALL BE IDENTIFIED AND SHOWN ON THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
- THERE ARE NO SHADOWS, DIPS OR PONDING WITHIN 200 FEET OF THE BOUNDARIES OF THE SITE.
- ALL SITE MATERIALS AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- THE CONTRACTOR OF LAIOT PART SHALL VERIFY ALL ELEMENTS AND UTILITIES ARE PAID AND ADJUSTED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
- CONSTRUCTION AND EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REMOVED DUE TO UTILITIES AND/OR DIMENSIONS PROVIDED FOR HEREIN. ON THESE PLANS, 50% OF THE REMOVAL SHALL BE PAID BY THE CONTRACTOR AND 50% SHALL BE PAID BY THE TOWNSHIP.
- THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF OTHER UTILITIES NOT SHOWN HEREIN ARE PRESENT. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP IMMEDIATELY TO ANALYZE ANY POTENTIAL UTILITY CONFLICTS.
- THE CONTRACTOR SHOULD CALL 1-800-272-1000 SEVEN (7) DAYS PRIOR TO CONSTRUCTION FOR FIELD MARK OUT OF OVERGROUND UTILITIES.
- PRIOR TO STARTING SITE CLEANING/CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
- ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND THE REQUIREMENTS AND STANDARDS OF THE REGULATING AGENCY.
- A TREE REMOVAL PERMIT MUST BE SECURED PRIOR TO ANY SITE DISTURBANCE.
- ANY IMPROVED SOIL SHALL MEET THE NURBS'S DEFINITION OF CLEAN FILL.

PREVIOUSLY GRANTED VARIANCE:

SECTION 220-90F(2) WHICH REQUIRES NO PARKING AREA OR SIDEWALKS WITHIN 10 FEET OF ANY FRONT, SIDE OR REAR LOT LINE THAT ABUTS OR IS THE NEAR STREET LINE BEGINS THE CIRCULATION ASSEMBLY'S SETBACK 50 FEET FROM THE FRONT PROPERTY LINE.



APPROVED BY
MARLBORO TOWNSHIP PLANNING BOARD

DATE: _____ CHAIRMAN
DATE: _____ SECRETARY
DATE: _____ ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME
DATE: _____ NOTARY PUBLIC OF NEW JERSEY

Sheet List Table

Sheet Number	Sheet Title	Issue Date
1	Cover Sheet	10/9/20
2	Existing Condition Plan	10/9/20
3	Layout Plan	10/9/20
4	Grading Plan	10/9/20
5	Utility and Facilities Plan	10/9/20
6	Drainage Profiles	10/9/20
7	Construction Details	10/9/20
8	Landscaping Plan	10/9/20
9	Lighting Plan	10/9/20
10	Soil Erosion & Sediment Control Plan	10/9/20
11	Soil Erosion & Sediment Control Notes & Details	10/9/20
12	Soil Erosion Compaction Plan	10/9/20
13	Maintenance Plan	10/9/20

Geller & Sive & Company
Consulting Engineers & Planners
Civil, Site - Transportation
Traffic - Municipal

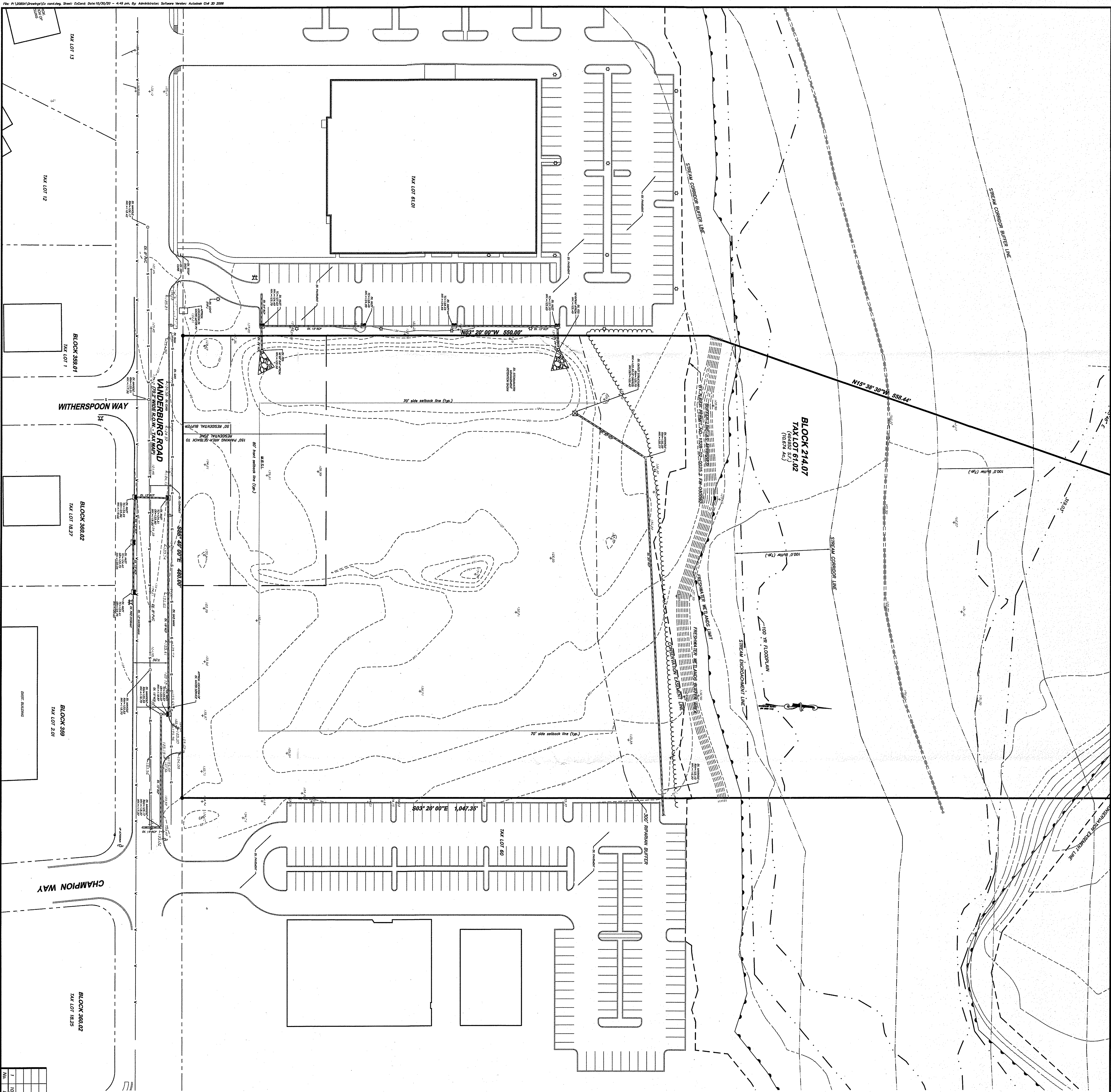
Office Location: Marlboro, NJ 07746
Address: 1230 Highway 34, ABERDEEN, NEW JERSEY 07747
Phone: 732-252-9700
Fax: 732-252-9700
Website: www.gellerandsive.com

NO.	DATE	REVISION	BY	CHK.	DATE	NO.	DATE	REVISION	BY	CHK.
1	10/9/20	REV. BUILDING LAYOUT AND LOADING AREA	OC	CS		2	6/21/19	REV. IN ACCORDANCE WITH ONE LETTER DATED 6/29/19	OC	CS

APPLICANT:
MARLBORO TECHNOLOGY PARK, LLC
1230 HIGHWAY 34
ABERDEEN, NEW JERSEY 07747

OWNER:
JONS COURT, LLC
FRENCHFIELD, NEW JERSEY 07728

DATE: 3/7/19
SCALE: AS SHOWN
SHEET: 1 OF 13
JOB NUMBER: 20854

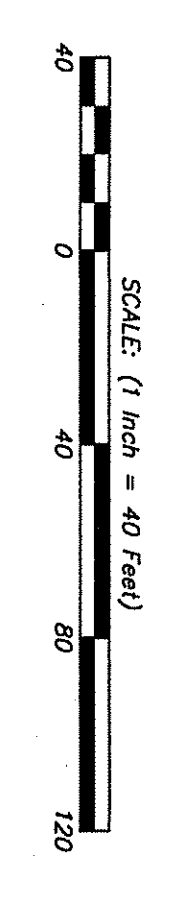


BLOCK 214.07
TAX LOT 61.02
(0.657 AC.)

ZONE: LIGHT INDUSTRIAL - LI ZONE		
MINIMUMS:	REQUIRED:	EXISTING:
LOT AREA	3 AC.	10.67 AC
LOT FRONTAGE	300 FT.	480.00 FT.
LOT DEPTH	300 FT.	1062.72 FT.
PRINCIPAL BUILDING	N/A	N/A
FRONT SETBACK	80 FT.	N/A
SIDE SETBACK (EACH)	70 FT.	N/A
ACCESSORY BUILDING	80 FT.	N/A
REAR SETBACK	80 FT.	N/A
MAXIMUMS:		
BUILDING HEIGHT	50 FT.	N/A
ACCESSORY BUILDING HEIGHT	30 FT.	N/A
LOT COVERAGE	35%	N/A
IMPERVIOUS COVERAGE	60%	N/A
FLOOR AREA RATIO	0.35	N/A

LEGEND

- EX. WOODS LINE
- EX. CONTOUR
- EX. SPOT ELEVATION
- β EX. UTILITY POLE
- M.A.S.L. = MINIMUM BUILDING SETBACK LINE



AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN
TAX LOT 61.02 BLOCK 214.07
TAX MAP SHEET NO. 92, LAST REV. 11/14/2011
MARLBORO TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

Geller Sive & Company
Consulting Engineers & Planners
Civil, Site, Transportation
Traffic: Municipal

Official Location:
595 Ashleigh Road
Ashepota, NJ 07921
Certificate of Approval No. 200854

Mailing Address:
PO Box 249
Ashepota, NJ 07921
www.geller.com

Phone: 732-625-2719
Fax: 732-625-2718

ROBERT D. SIVE
N.J. Professional Engineer - No. 43816
DATE: 3/1/19

DESIGNED BY: R5
CHECKED BY: R5

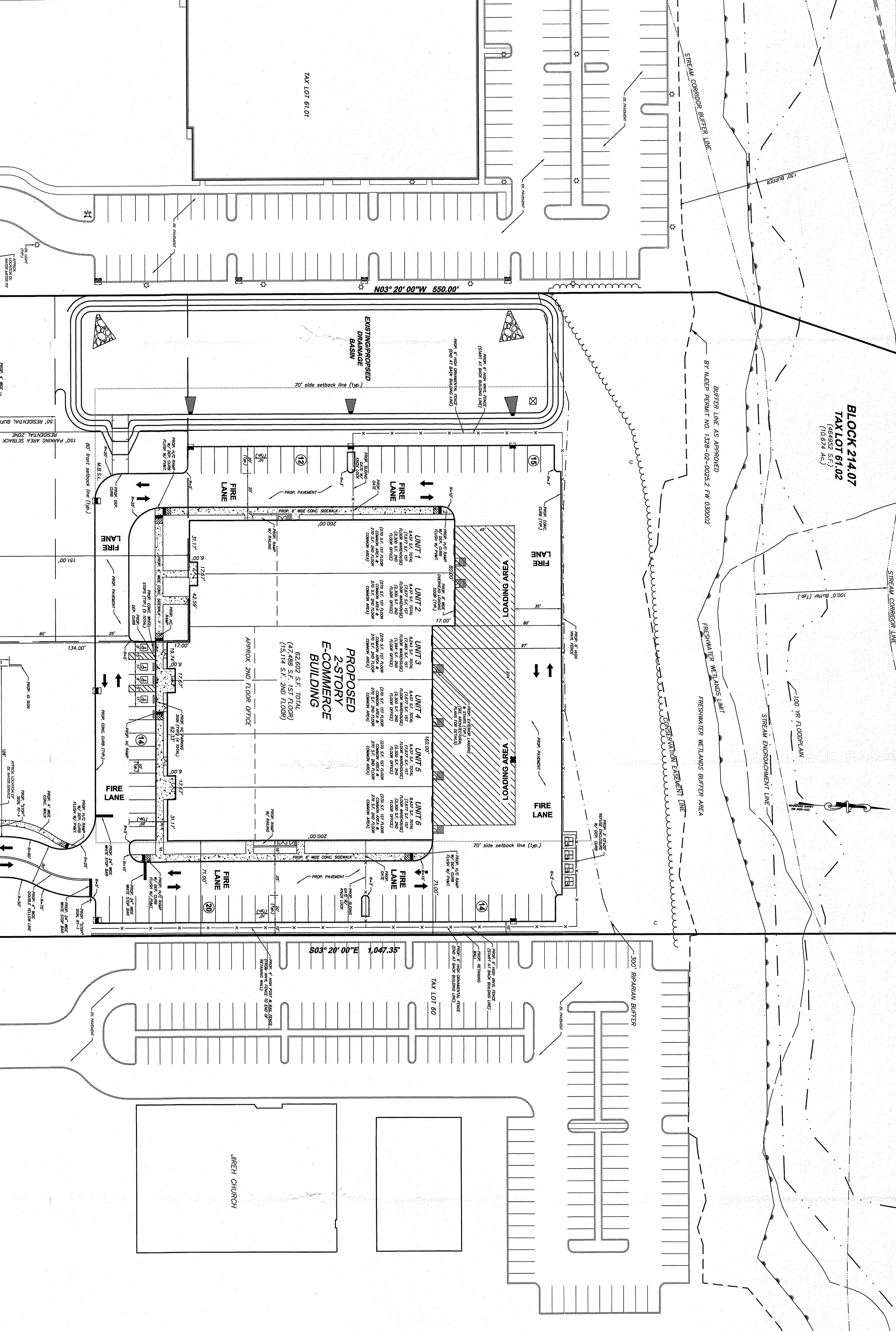
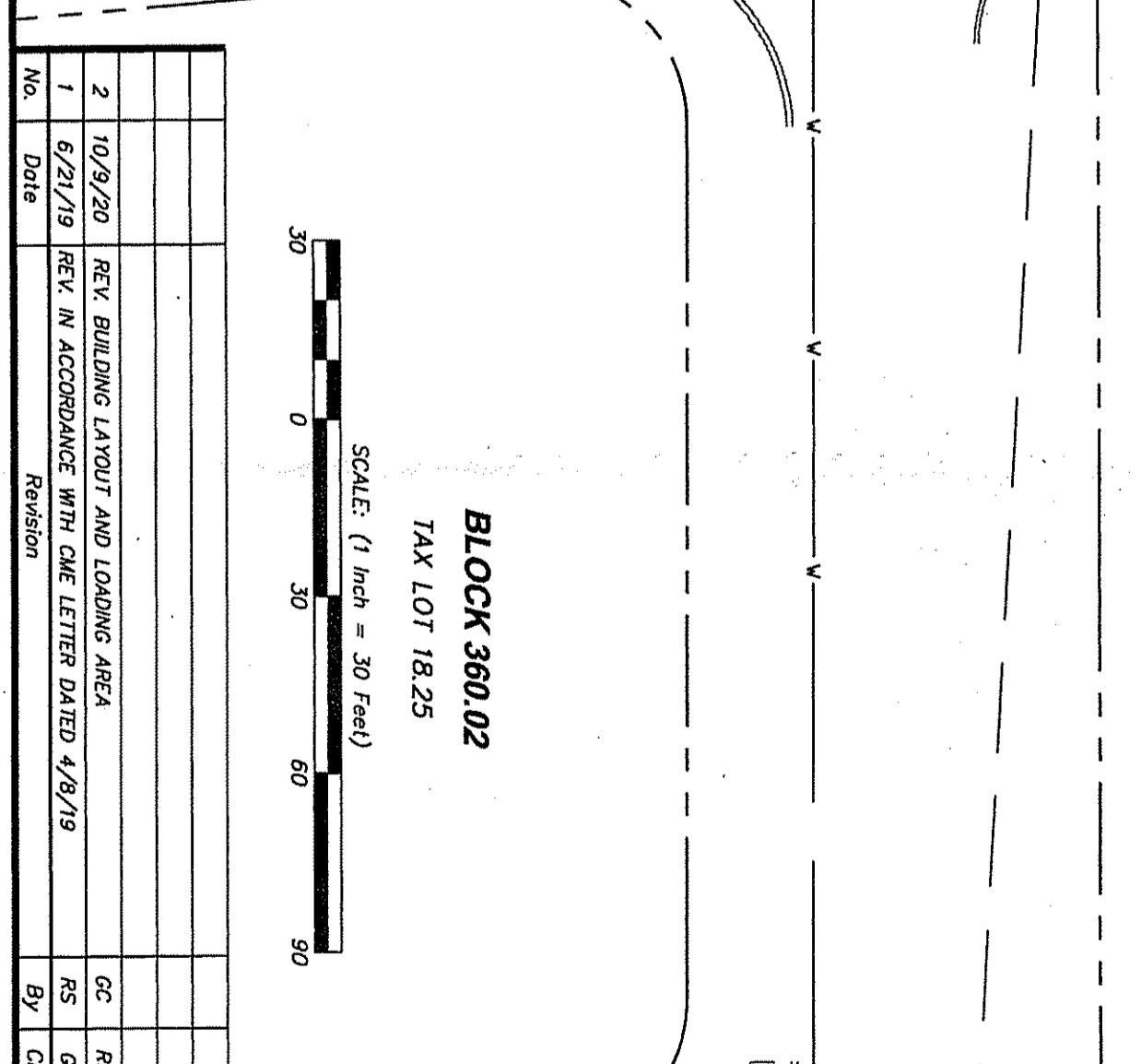
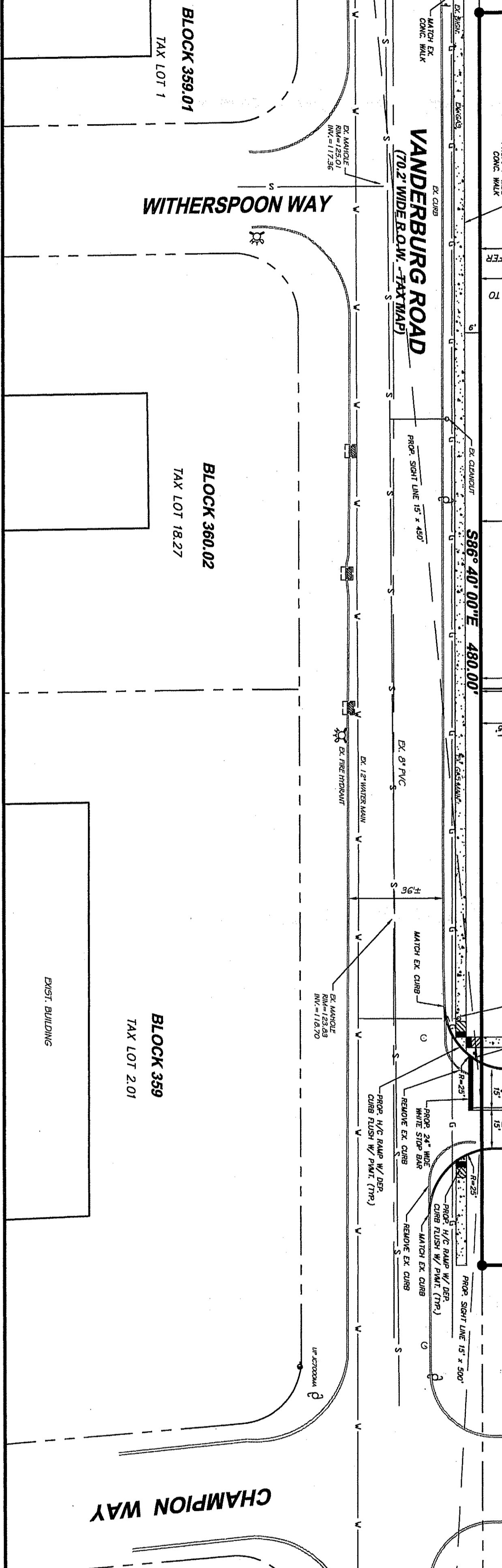
DATE: 3/1/19

SCALE: 1" = 40'

SHEET: 2 OF 13

JOB NUMBER: 200854

ZONE: LIGHT INDUSTRIAL - L1ZONE		
REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT FRONTAGE	300 FT	480.00 FT
LOT DEPTH	300 FT	480.00 FT
FRONT SETBACK	1082.72 FT	1082.72 FT
REAR SETBACK (EACH)	90 FT	134.00 FT
REAR SETBACK (TOTAL)	70 FT	716.35 FT
REAR SETBACK (MIN)	50 FT	N/A
REAR SETBACK (MAX)	50 FT	N/A
MAXIMUM BUILDING HEIGHT	50 FT	39.6 FT
ACCESSORY BUILDING HEIGHT	50 FT	15.8 FT
MAXIMUM COVERAGE	60%	40.48%
FLOOR AREA RATIO	0.35	0.135



NOTES

1. THE PROPOSED BUILDING ENTRANCE HANDICAPPED RAMP WITH RAILINGS ARE IN ACCORDANCE WITH THE ARCHITECTURAL PLANS.
2. THE BUILDING SHALL BE EQUIPPED AND MAINTAINED WITH AN APPROVED FIRE ALARM AND MANUAL APPROVED FIRE LINES IN ACCORDANCE WITH THE MANASSAS TOWNSHIP FIRE DEPARTMENT COMMUNICATIONS SECTION 5101.
3. THE BUILDING SHALL BE EQUIPPED AND MAINTAINED WITH AN APPROVED FIRE SPRINKLER SYSTEM.
4. THE BUILDING SHALL BE EQUIPPED AND MAINTAINED WITH AN APPROVED FIRE EXTINGUISHER SYSTEM.
5. THE SITE SHALL UTILIZE AND MAINTAIN APPROVED FIRE LINES IN ACCORDANCE WITH THE MANASSAS TOWNSHIP FIRE DEPARTMENT COMMUNICATIONS SECTION 5101.
6. THE BUILDING SHALL BE EQUIPPED AND MAINTAINED WITH AN APPROVED RAPID ENTRY SYSTEM (KNOX BODY/KNOX LOCK) FOR THE BUILDING AND STAGING GATES. MANASSAS TOWNSHIP FIRE DEPARTMENT COMMUNICATIONS SECTION 5101.
7. THE BUILDING SHALL HAVE APPROVED SIGNAGE FOR ALL ROOMS.
8. THE BUILDING SHALL HAVE AN APPROVED ADDRESS NUMBER A FROM BOTH DIRECTIONS OF VANDERBURG ROAD, SECTION 505.1.

LEGEND

- = EXIST. WETLANDS LINE
- = EXIST. MOORS LINE
- = PROP. LIMIT OF CLEARING
- = EX. UTILITY POLE W/OVERHEAD WIRES
- = EXIST. DRAINAGE INLET
- = PROP. TYPE "N" INLET
- = PROP. MODIFIED TYPE "N" INLET
- = PROP. TYPE "E" INLET
- = PROP. FLARED END SECTION

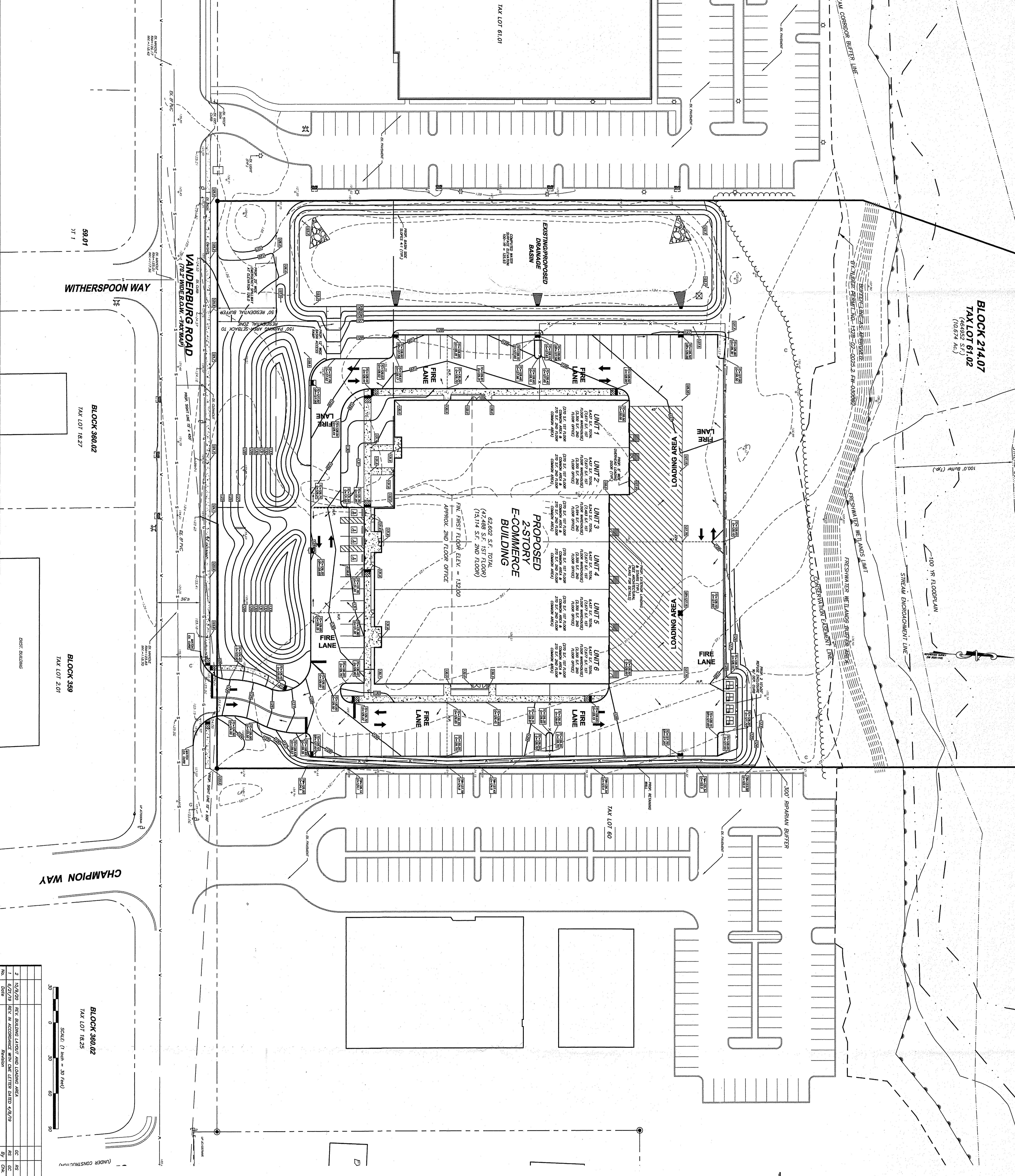
AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN
 TAX LOT 61.02 BLOCK 214.07
 MARLBORO TOWNSHIP
 MONMOUTH COUNTY, NEW JERSEY
LAYOUT PLAN

Robert D. Sive
 N.J. Professional Engineer No. 43816
 599 Ashland Road
 Marlboro, NJ 07756
 908.232.5250
 www.rdsiveng.com

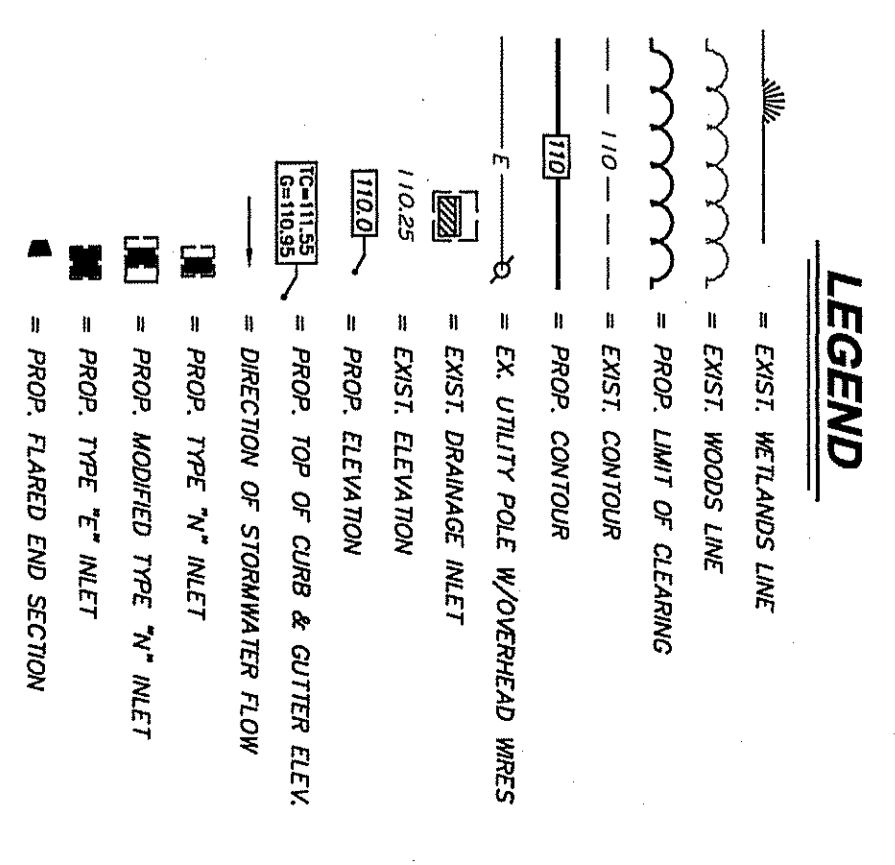
Geller & Sive & Company
 Consulting Engineers & Planners
 Civil, Site, Transportation
 Traffic, Municipal
 599 Ashland Road
 Marlboro, NJ 07756
 908.232.5250
 www.gscplanners.com

NO.	DATE	REVISION	BY	CHK.
2	10/9/06	REV. BUILDING LAYOUT AND LOADING AREA	GC	RS
1	6/21/06	REV. IN ACCORDANCE WITH ONE LETTER DATED 2/8/06	GC	RS

DATE: 3/1/07
 JOB NUMBER: 20954



- GENERAL NOTES**
1. PROVIDE A MINIMUM OF 1/2" INCH ENTRY UP AT ALL PROPOSED REQUIREMENTS
 2. A MINIMUM 2 FOOT SEPARATION BETWEEN THE SEASONAL HIGH GROUNDWATER ELEVATION AND THE BOTTOM OF SLAB OR FOOTING FOR THE PROPOSED BUILDING SHALL BE PROVIDED.
 3. IF ANY PROPOSED SOILS ARE ENCOUNTERED, PLEASE REFER TO THE SOIL PRODUCTION NOTES ON THE SOIL EROSION AND SEDIMENT CONTROL DETAIL SHEET (SHEET 11 OF 13).



REVISIONS

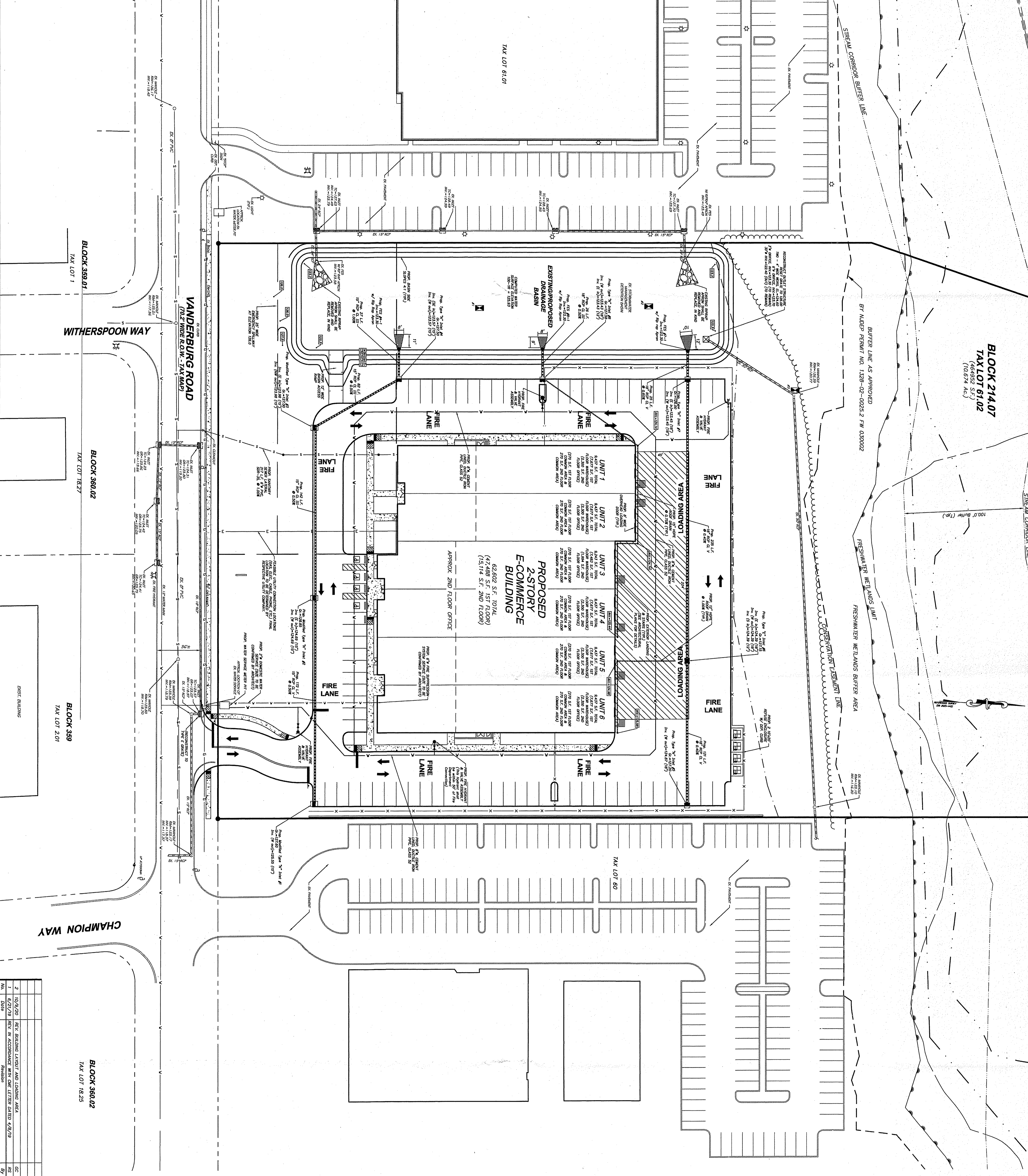
NO.	DATE	REVISION
1	02/21/09	REV. IN ACCORDANCE WITH ONE LETTER DATED 2/9/09
2	10/9/20	REV. BUILDING LAYOUT AND LOADING AREA

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN
 TAX MAP SHEET NO. 92 DATED FEB. 2007
 MARLBORO TOWNSHIP
 MIDDLESEX COUNTY, NEW JERSEY
GRADING PLAN

Geller & Sive Company
 Consulting Engineers & Planners
 Civil - Site - Transportation
 Traffic - Municipal

ROBERT D. SIVE
 N.J. Professional Engineer No. 43816
 888 Adelphi Road
 Adelphi, NJ 07018
 Phone: 732-425-2700
 Fax: 732-425-2701
 www.gellersive.com

DATE: 3/1/19
 SHEET: 4 OF 13
 JOB NUMBER: 20854



GENERAL NOTES

1. ALL ROOF DRAINS SHALL CONNECT INTO STORM INLETS. SEE FINAL ARCHITECTURAL PLANS FOR LOCATION OF DOWNSPOUTS.
2. THE BASIN SHALL BE OWNED, OPERATED AND MAINTAINED BY THE PROPERTY OWNER.
3. A MINIMUM 2 FOOT SEPARATION BETWEEN THE SEASONAL HIGH GROUNDWATER ELEVATION AND THE BOTTOM OF SLAB OR FOOTING FOR THE PROPOSED BUILDING SHALL BE PROVIDED.
4. IF ANY PRODUCTIONS ARE ENCOUNTERED, PLEASE REFER TO THE ACD PRODUCTION NOTES ON THE SOIL EROSION AND SEDIMENT CONTROL DETAIL SHEET (SHEET 11 OF 13).
5. THE BUILDING SHALL BE EQUIPPED AND MAINTAINED WITH AN APPROVED EMERGENCY SERVICES RADIO REPEATER SYSTEM IN ACCORDANCE WITH THE MARLBORO TOWNSHIP POLICE COMMUNICATIONS, SECTION 510.1.
6. THE BUILDING SHALL BE EQUIPPED AND MAINTAINED WITH AN APPROVED FIRE SPRINKLER SYSTEM.
7. THE BUILDING SHALL BE EQUIPPED AND MAINTAINED WITH AN APPROVED FIRE AND CARBON MONOXIDE ALARM SYSTEM.
8. THE SITE SHALL UTILIZE AND MAINTAIN APPROVED FIRE LANES, IN ACCORDANCE WITH THE MARLBORO TOWNSHIP FIRE BUREAU SPECIFICATIONS. A PLAN/DIAGRAM SHALL BE SUBMITTED TO THE MARLBORO TOWNSHIP FIRE BUREAU FOR APPROVAL PRIOR TO MARKING AND SIGNAGE INSTALLATION, SECTION 503.3.
9. THE SITE SHALL BE EQUIPPED AND MAINTAINED WITH AN APPROVED RADIO ENTRY SYSTEM (KNOX BOX/KNOX LOCK) FOR THE BUILDING AND SLIDING GATES, MARLBORO TOWNSHIP ORDINANCE 183-38.
10. THE BUILDING SHALL HAVE APPROVED SIGNAGE FOR ALL SPRINKLERS, FIRE ALARM, AND EQUIPMENT/MECHANICAL ROOMS, SECTION 503.1.
11. THE BUILDING SHALL HAVE AN APPROVED ADDRESS NUMBER A MINIMUM OF FOUR (4) INCHES HIGH, REFLECTIVE, AND VISIBLE FROM BOTH DIRECTIONS OF VANDERBURG ROAD, SECTION 503.1.

LEGEND

- EXIST. WETLANDS LINE
- EXIST. WOODS LINE
- PROP. LIMIT OF CLEARING
- EXIST. CONTOUR
- PROP. CONTOUR
- EX. UTILITY POLE W/UNDERGROUND WIRES
- EXIST. DRAINAGE INLET
- DIRECTION OF STORMWATER FLOW
- TEST PIT & PERMEABILITY TEST LOCATION
- PROP. TYPE "N" INLET & PIPE
- PROP. MODIFIED TYPE "N" INLET & PIPE
- PROP. TYPE "T" INLET & PIPE
- PROP. FLARED END SECTION & PIPE

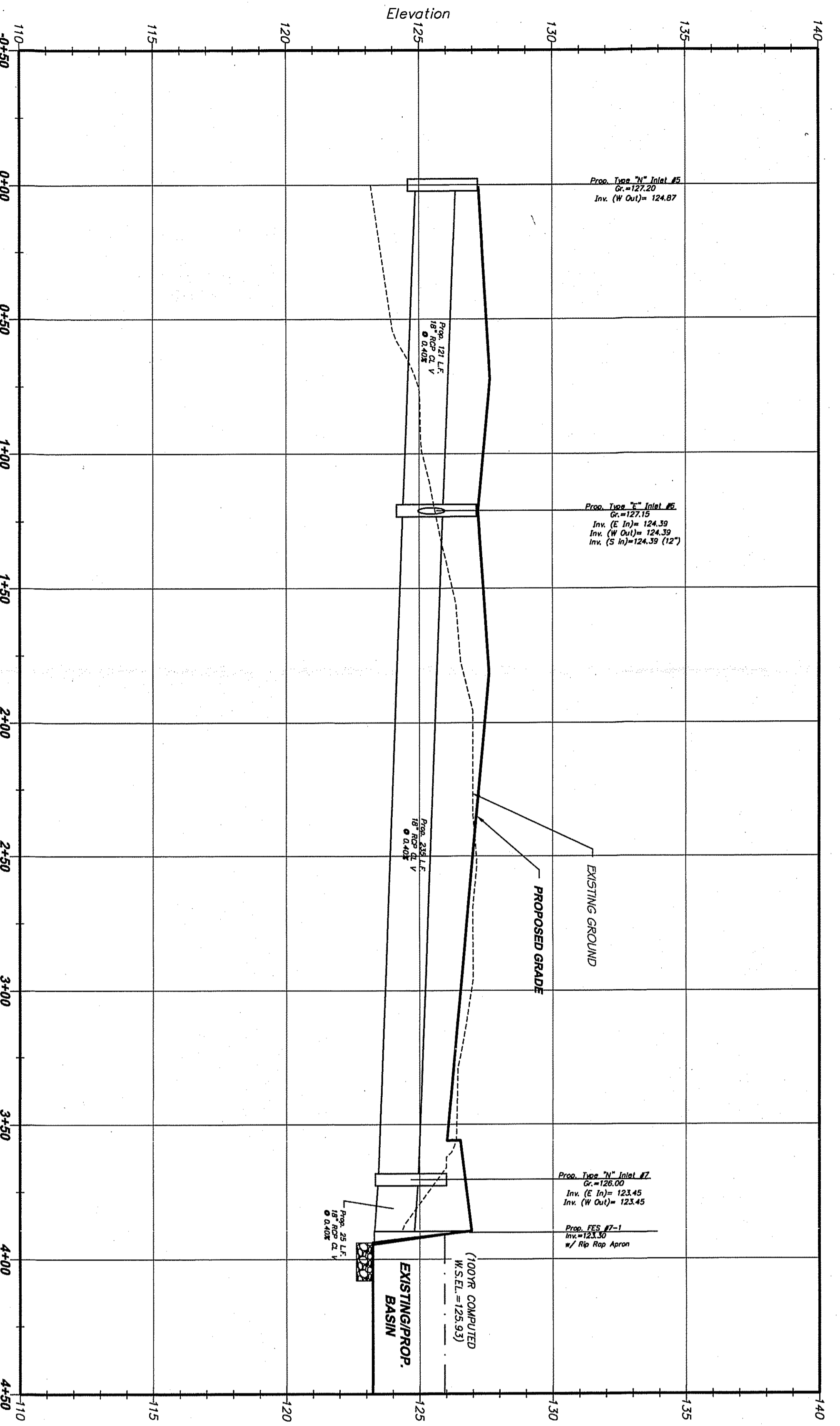
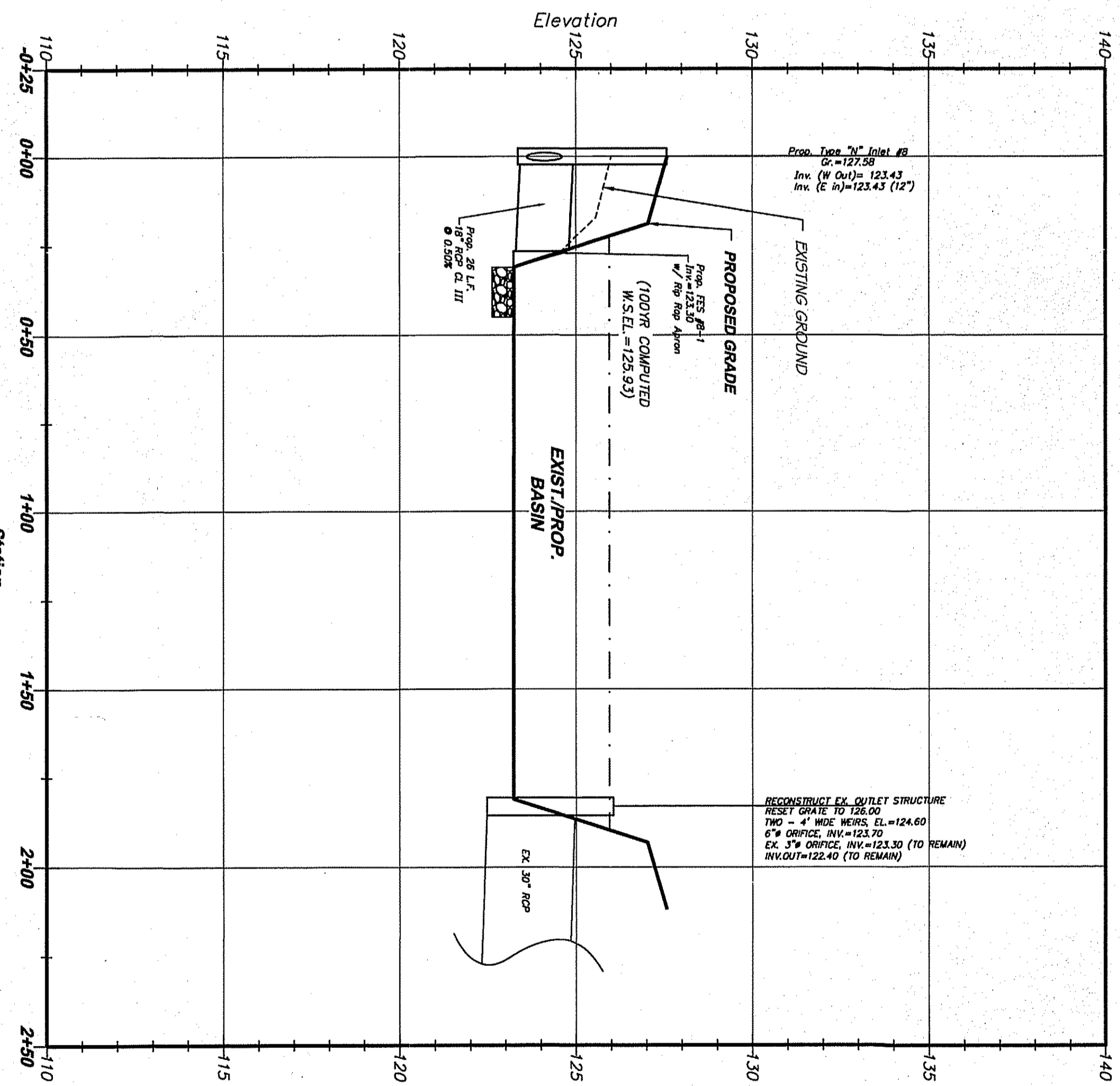
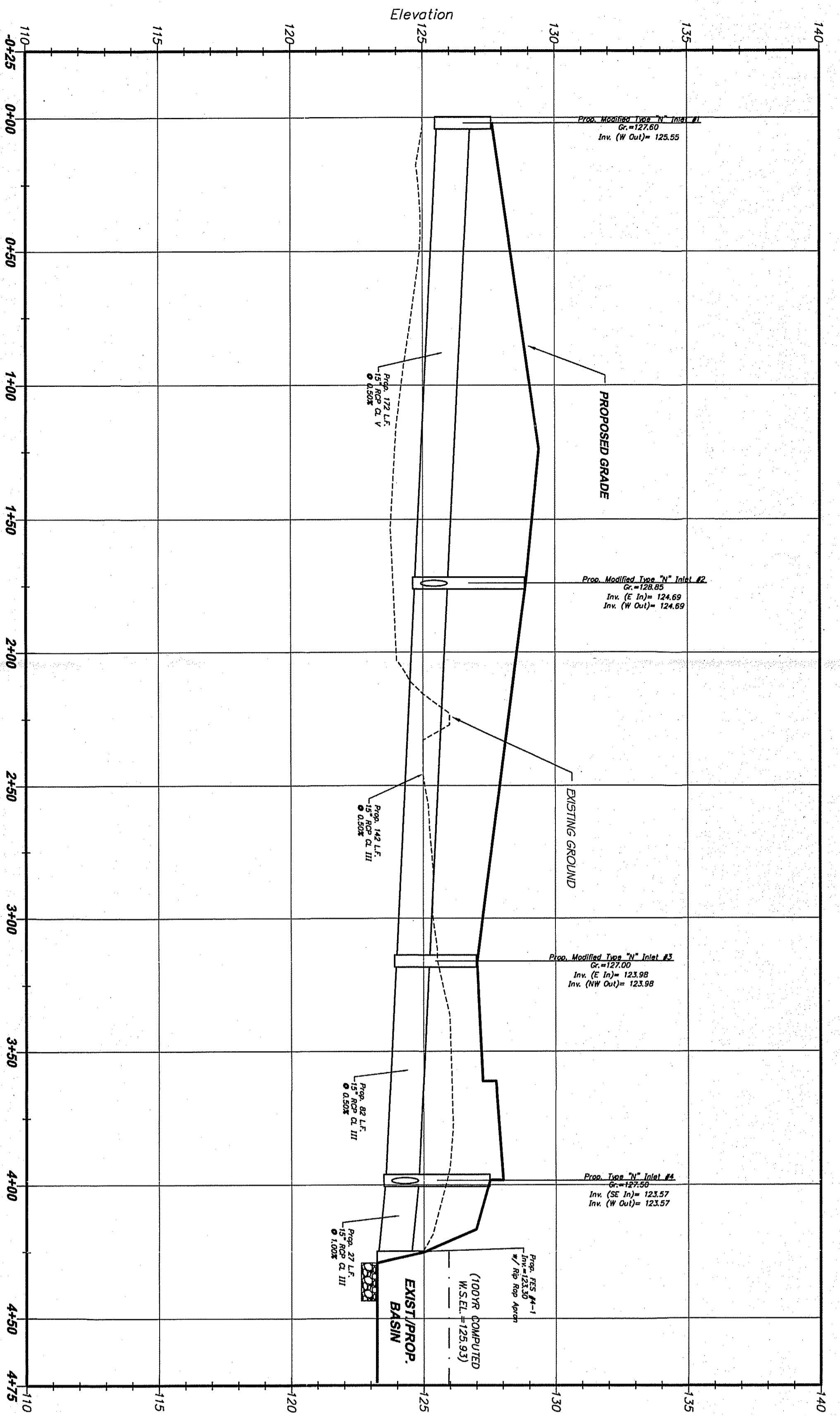
SCALE: 1 inch = 30 Feet

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN
TAX LOT 61.02 BLOCK 214.07
 MARLBORO TOWNSHIP
 MONMOUTH COUNTY, NEW JERSEY
UTILITY AND FACILITIES PLAN

ROBERT D. SIVE
 N.J. Professional Engineer No. 43816
 958 Adelphi Road
 Adelphi, NJ 07710
 Phone: 201-452-5700
 Fax: 201-452-5700
 www.rdsive.com

Geller Sive & Company
 Consulting Engineers & Planners
 Civil, Site, Transportation
 Traffic, Municipal

DATE: 3/1/19
 SHEET: 5 OF 13
 JOB NUMBER: 20884



Depth	Color/Hue	Color Descriptor	Texture	Mottle or Fragments
0 - 12"	10YR 4/6	Dark Yellowish Brown	Topsoil	
12 - 33"	10YR 4/6	Dark Yellowish Brown	Friable Angular Blocky Clay Loam	
33 - 48"	10YR 5/6	Yellowish Brown	Friable Subangular Silt Loam	
48" - 120"	10YR 4/6	Dark Yellowish Brown	Friable Angular Blocky Clay Loam 10% Gravel	Common Medium Distinct Strong Brown (7.5YR 5/8) Mottles @ 35"

Comments
Seasonal High Ground Water at Elevation = 121.4
Ground Water at Elevation = 119.1
Soil Type: Silty-sandy loam (SiltyA)
Hydrological Soil Group: Type B/D

Job Name: Jons Court, LLC
Job Number: 2085A
Block: 214.07 Tax Lot: 61.02

Test Pit No: 2
Date: 12/20/05
Weather: 20° F

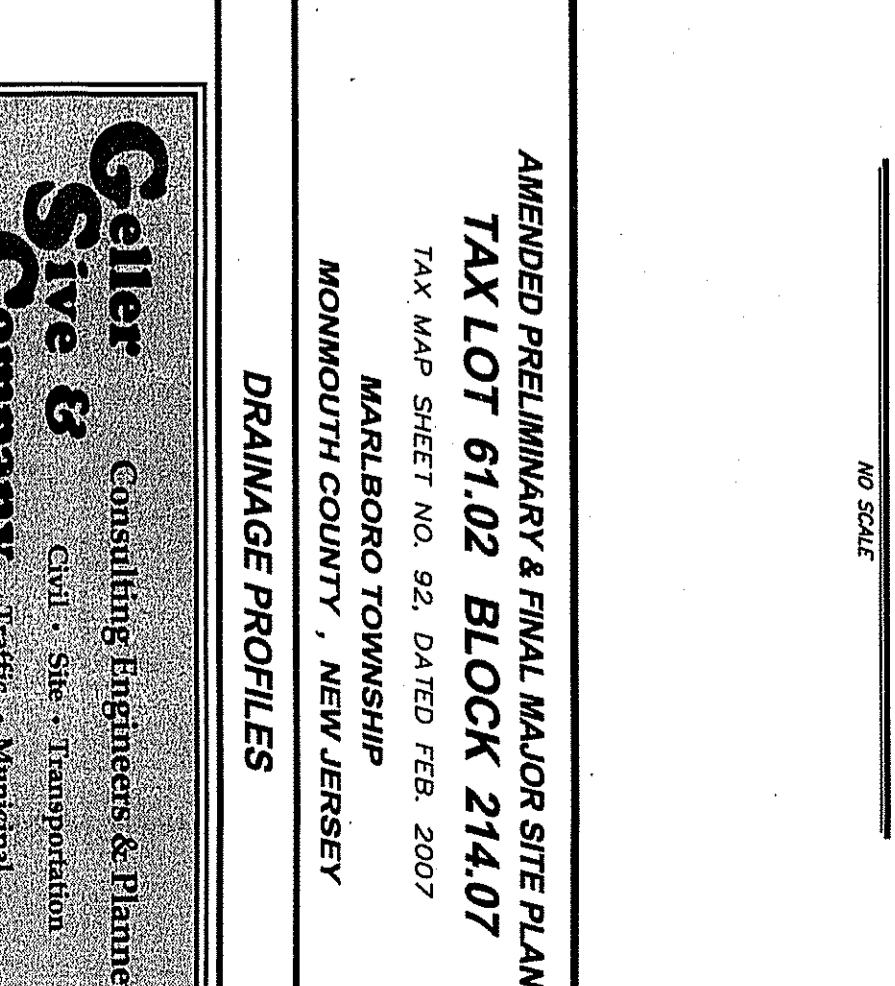
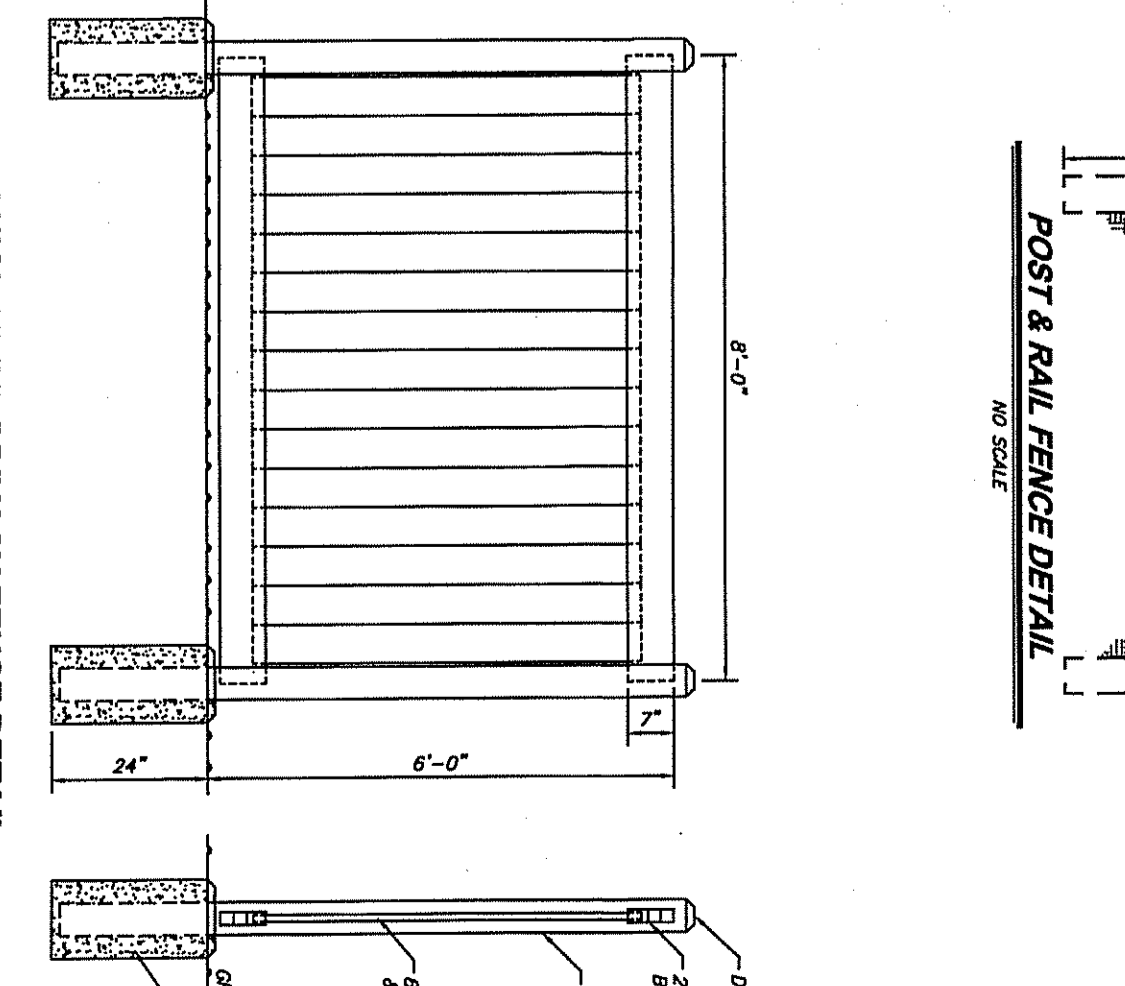
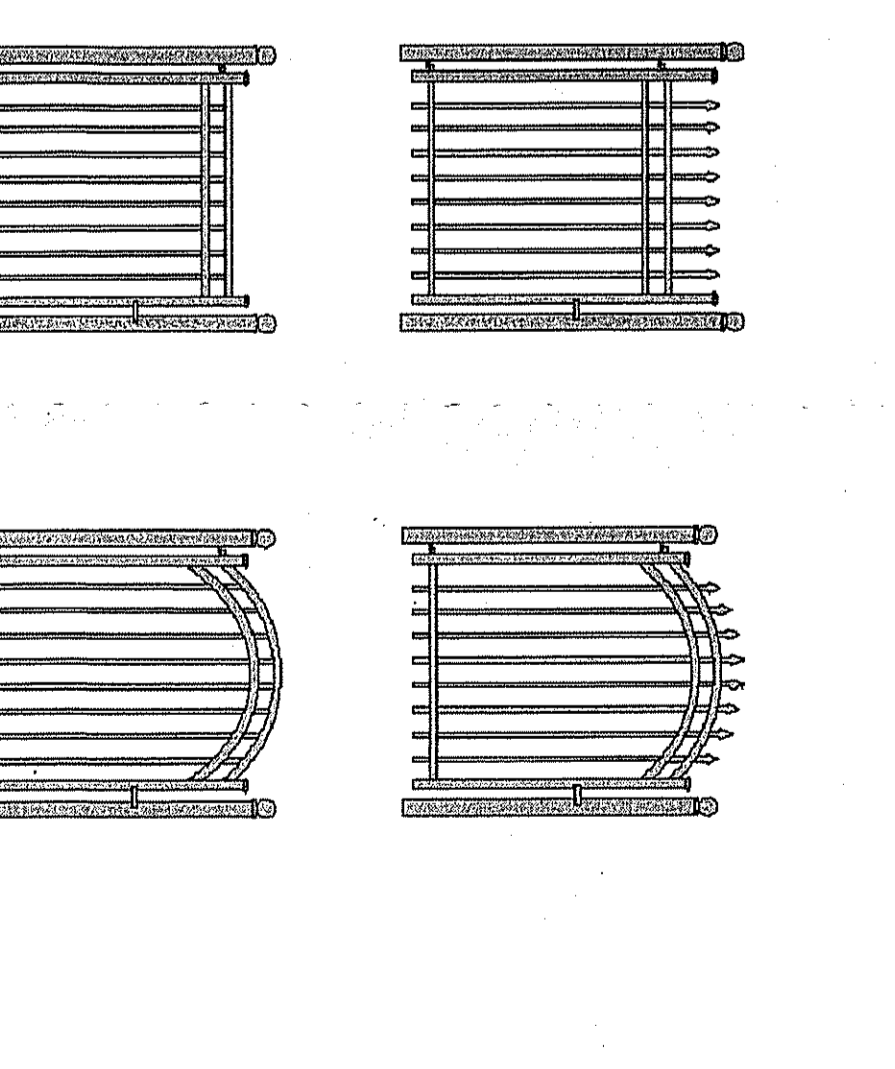
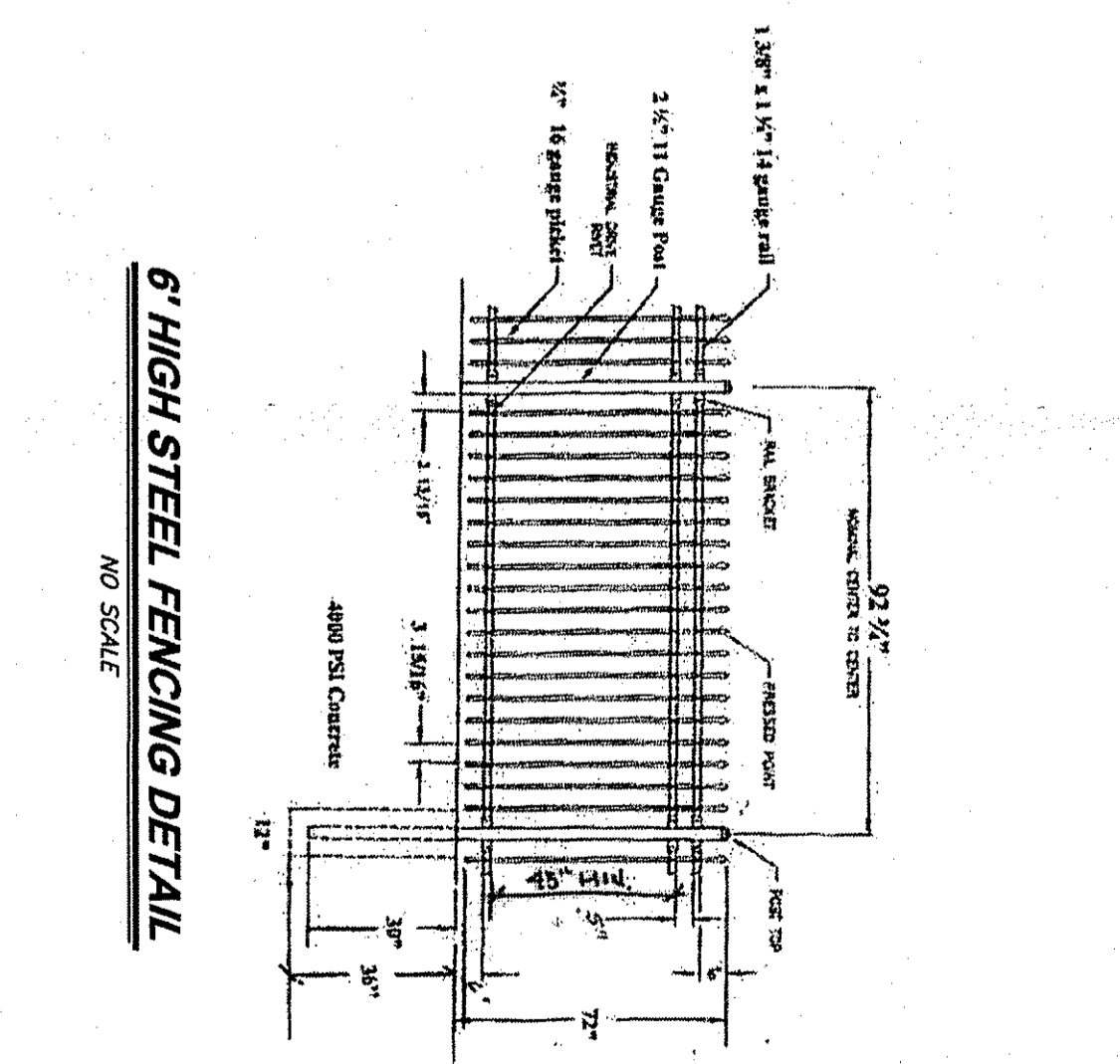
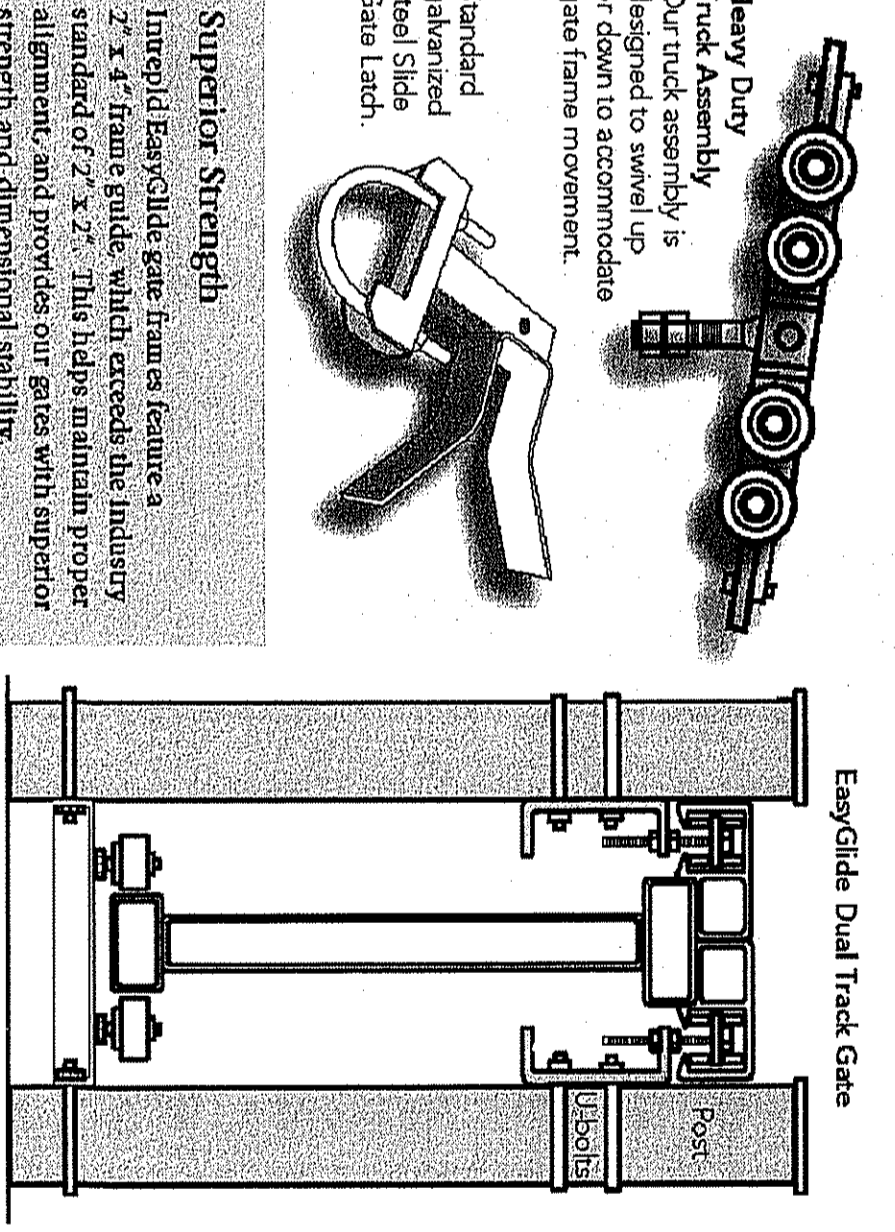
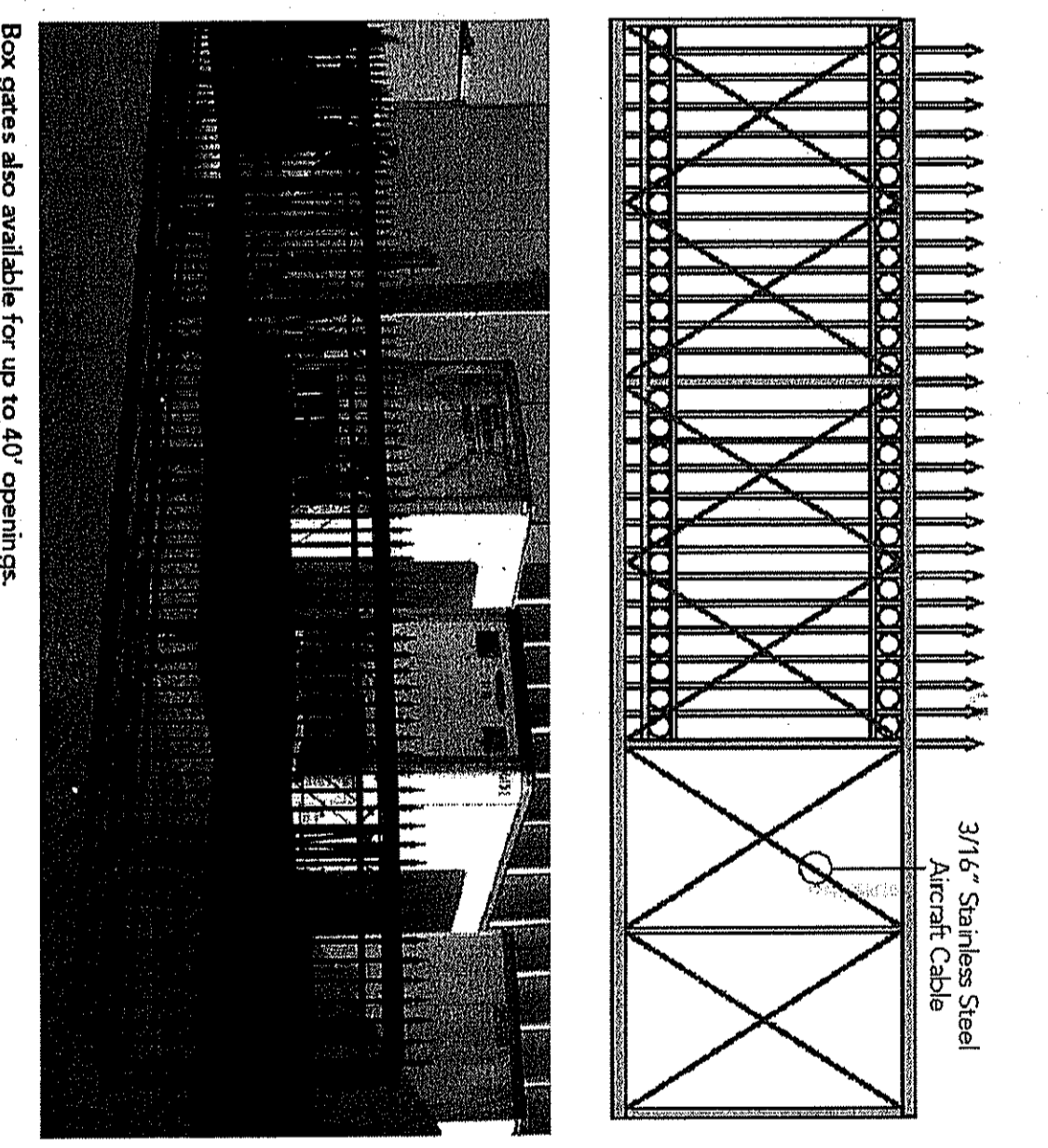
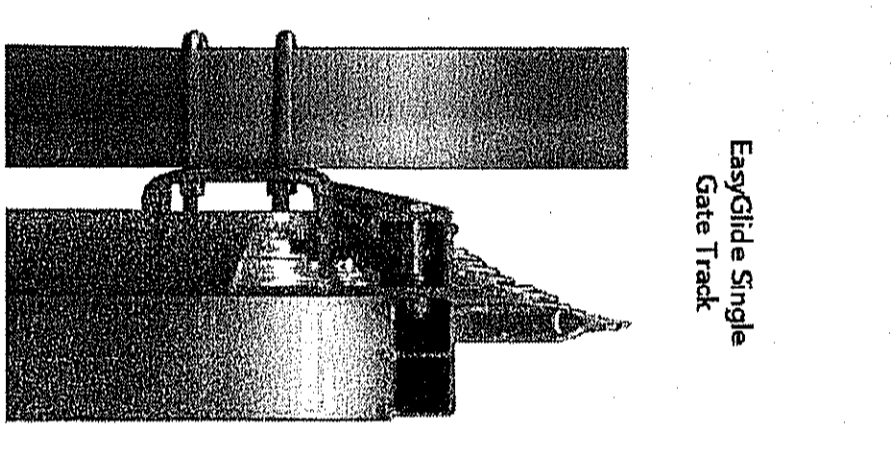
SLIDE GATES

INTERIOR utilizes the exclusive EasyGate™ Aluminum Track system for all of our standard ornamental fully galvanized high performance aluminum track provides smooth gate operation with limited lateral movement.

INTERIOR Ornamental Steel
Track systems are tested by 1000 lbs. per linear foot and are knowledgable and helpful staff of experts help you choose the perfect style for your home or business.

Aluminum Track Gate Systems

- To provide for smooth operation
- Gate takes on tracks utilizing a sealed ball bearing system and mounted on wheels in the track
- Lower gate system and horizontal wheels in track assembly effectively limit lateral movement
- Single gate openings up to 36"
- Up to 56" Technical and design assistance can be provided upon request.



6\"/>

No.	Date	By	CHK
2	10/9/20	REV. BUILDING LAYOUT AND LOADING AREA	GC
1	6/27/20	REV. IN ACCORDANCE WITH ONE LETTER DATED 4/29/19	RS GC

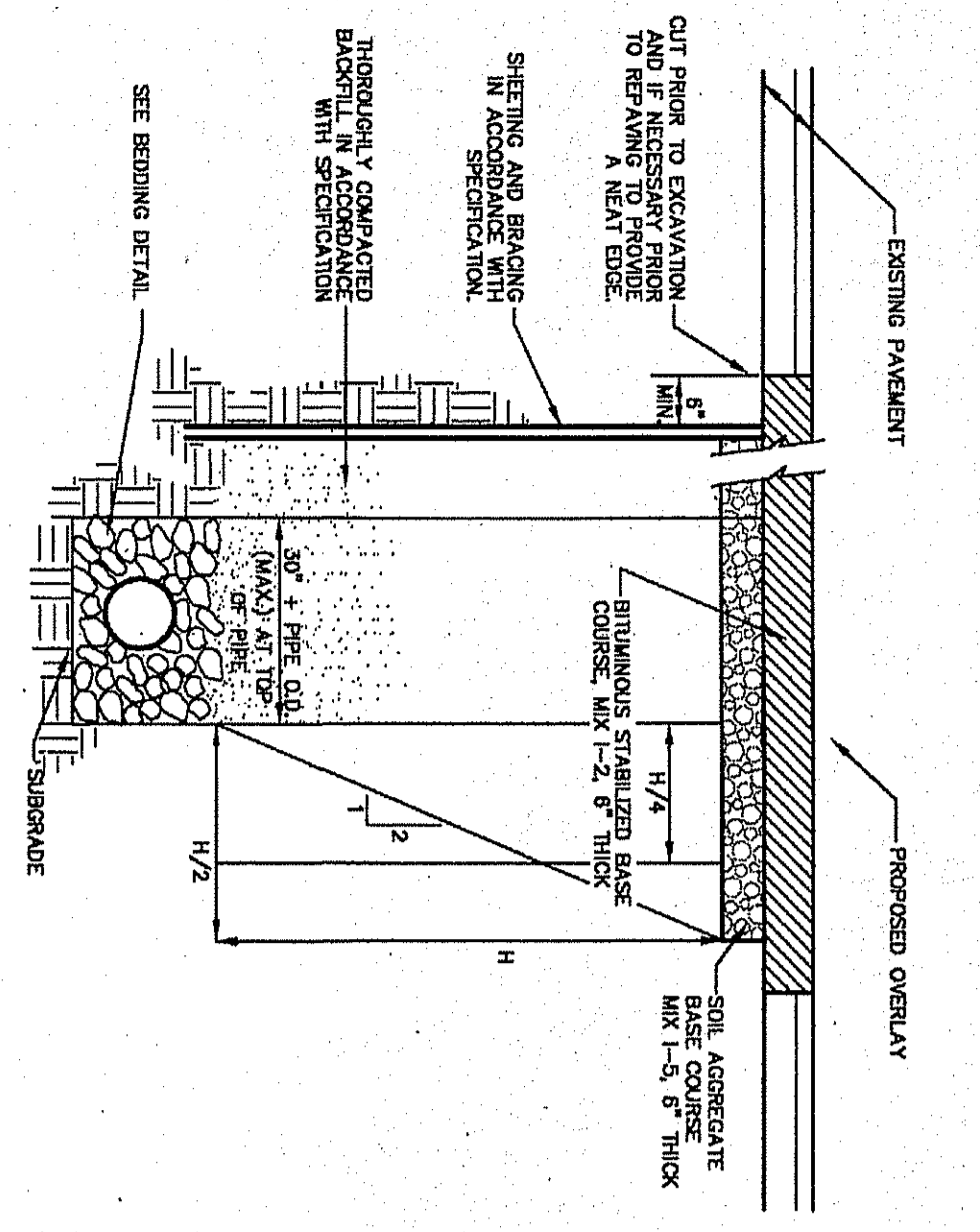
AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN
TAX LOT 61.02 BLOCK 214.07
TAX MAP SHEET NO. 92, DATED FEB. 2007
MARLBORO TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

DRAINAGE PROFILES

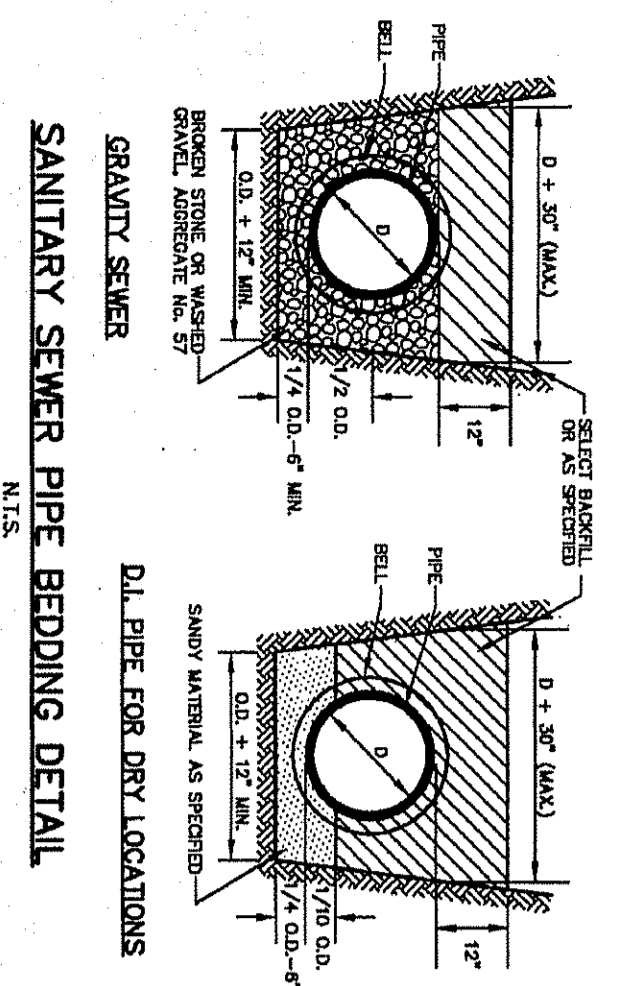
Geller Site & Company
Consulting Engineers & Planners
Civil - Site - Transportation
Yardley, Maryland

Office Location: 998 Mullica Road, Marlboro, NJ 07758
Mailing Address: PO Box 249, Marlboro, NJ 07758
Phone: 201-261-7910
www.geller.com

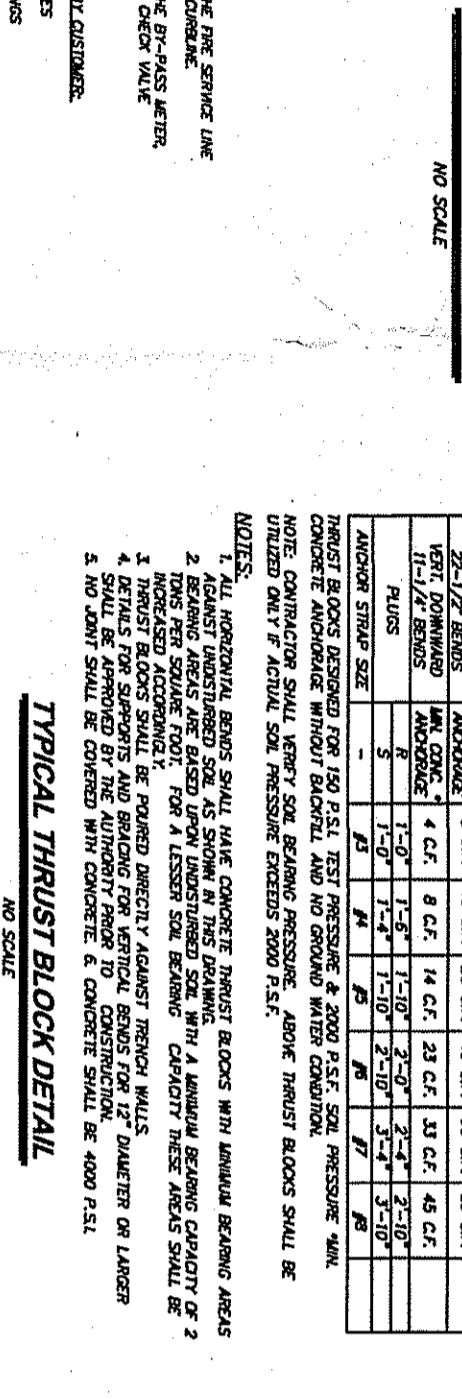
ROBERT D. SIVE
N.J. Professional Engineer No. 43816
DATE: 3/1/19
JOB NUMBER: 2085A



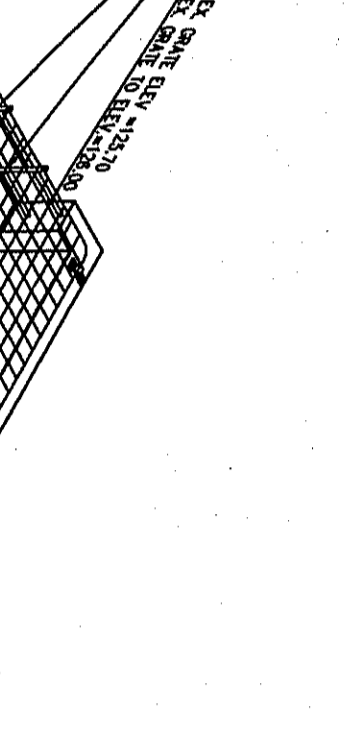
TRENCH AND TEMPORARY PAVEMENT REPAIR



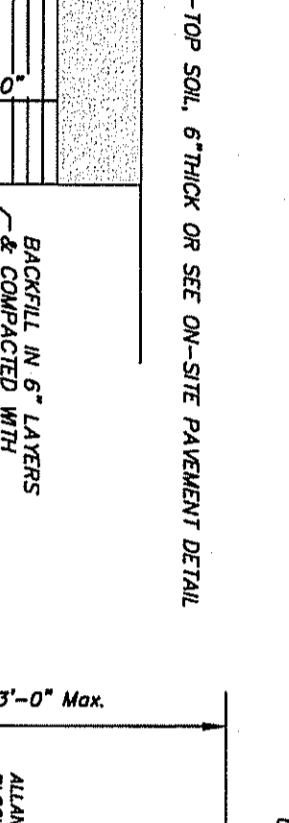
GATE VALVE DETAIL



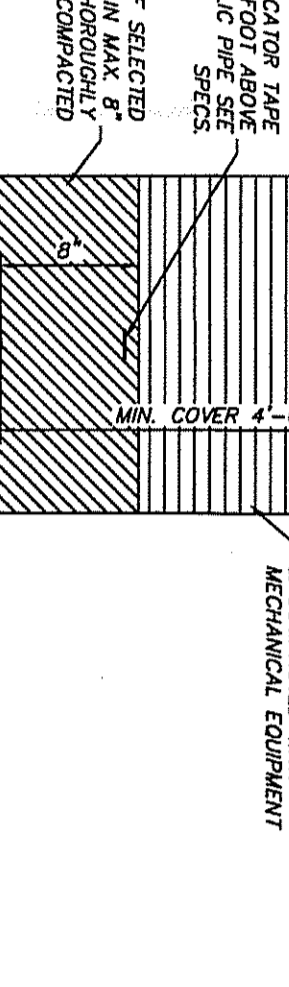
TYPICAL THURST BLOCK DETAIL



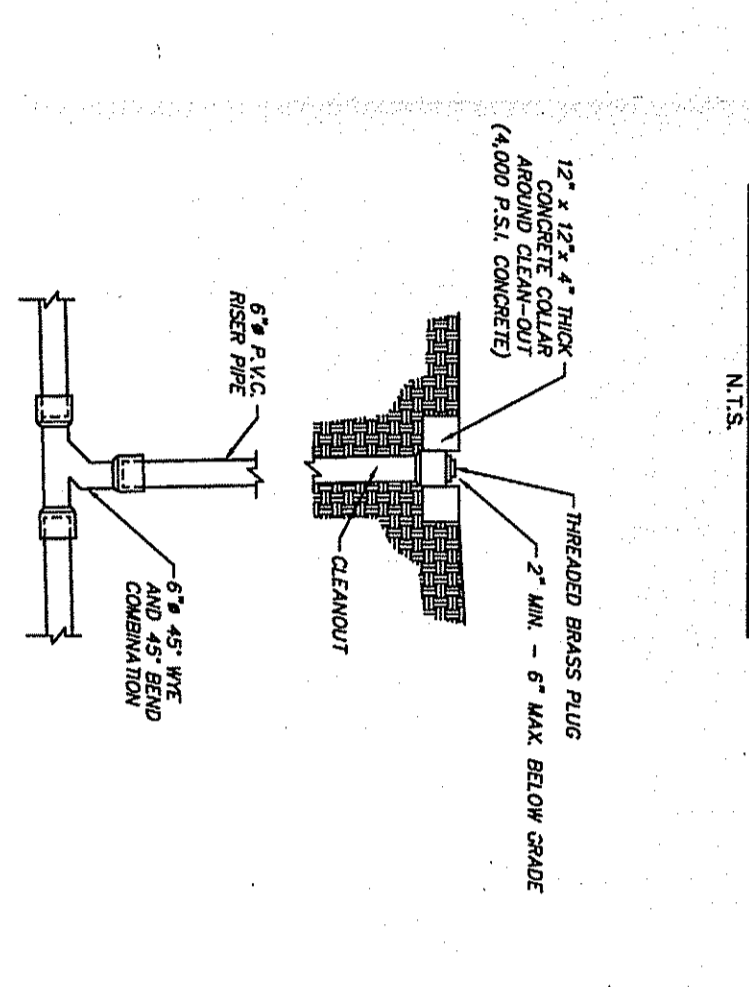
QUIET CONTROL STRUCTURE DETAIL



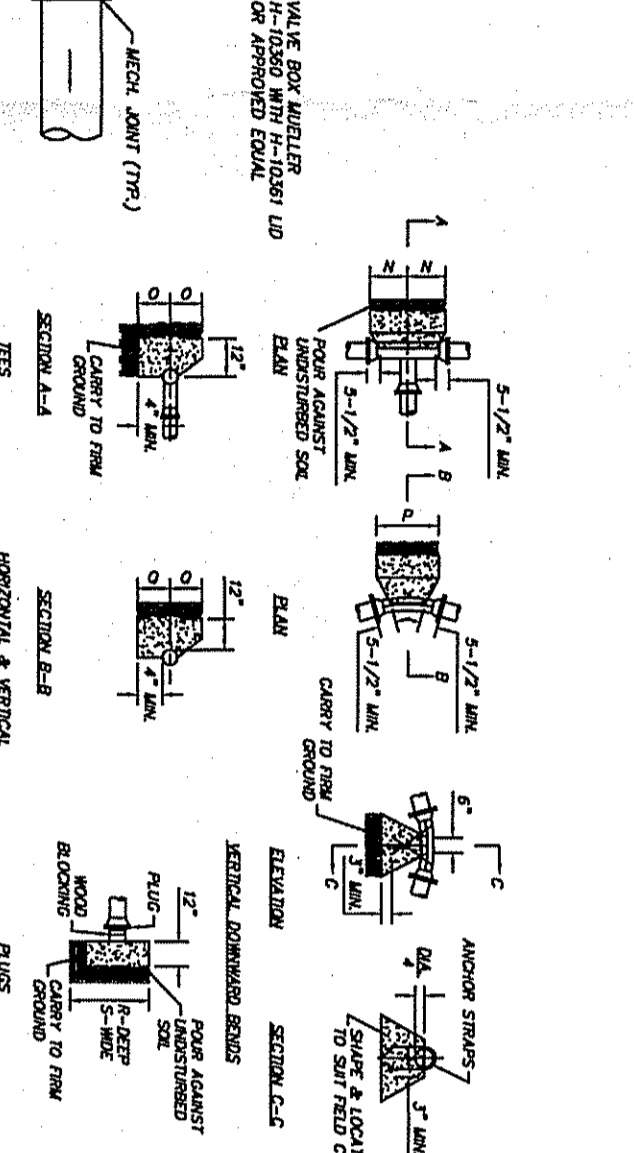
WATER TRENCH DETAIL



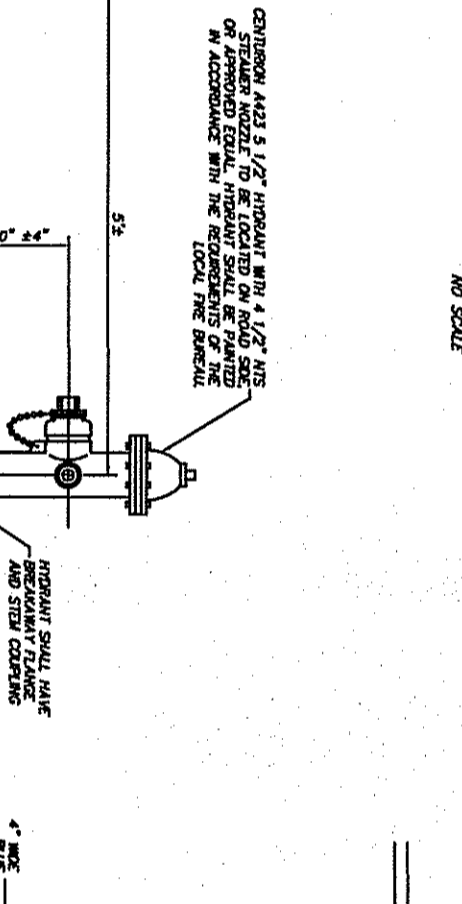
CONCRETE ENLIGHTENMENT



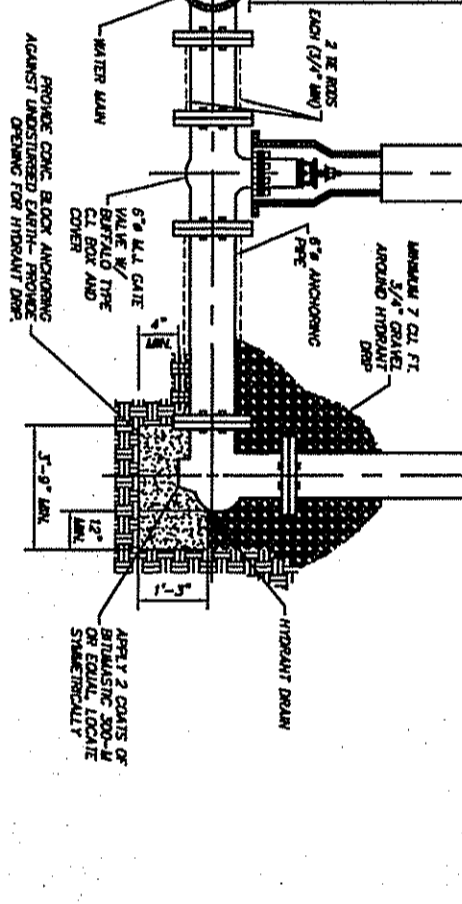
TYPICAL 6" x 6" SANITARY SEWER CLEANOUT DETAIL



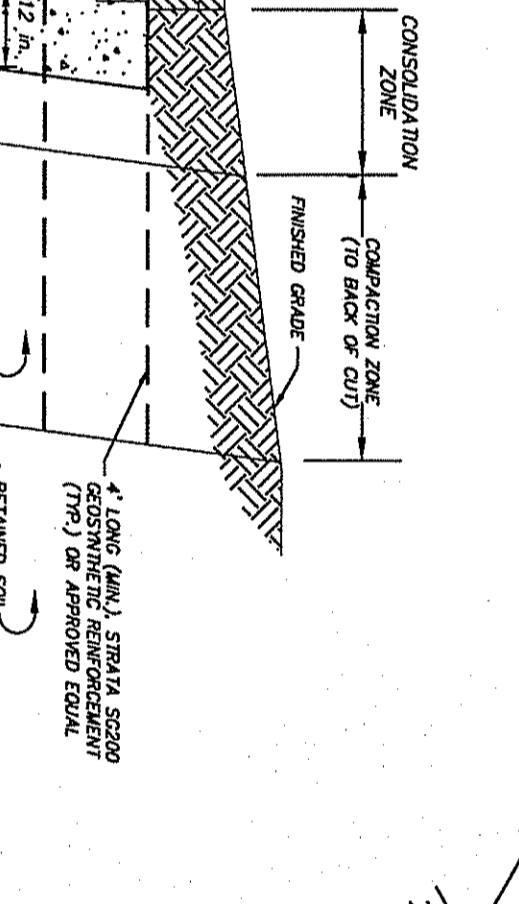
MODIFIED TYPE 'N' DAMAGE INLET DETAIL



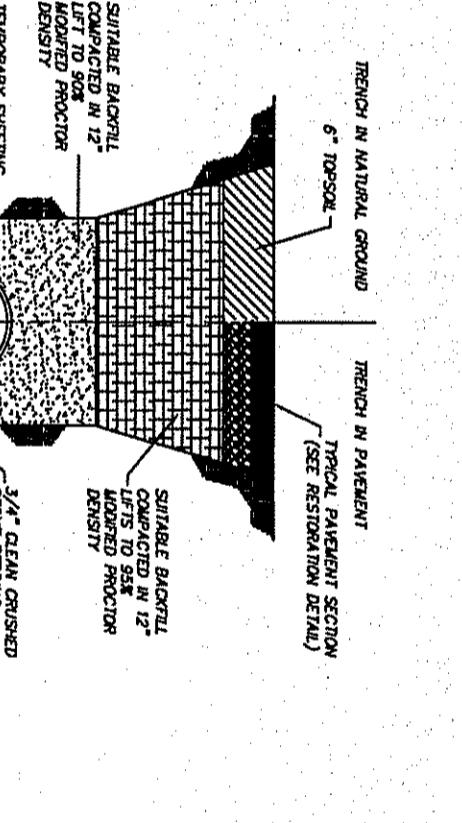
LINE HYDRANT ASSEMBLY DETAIL



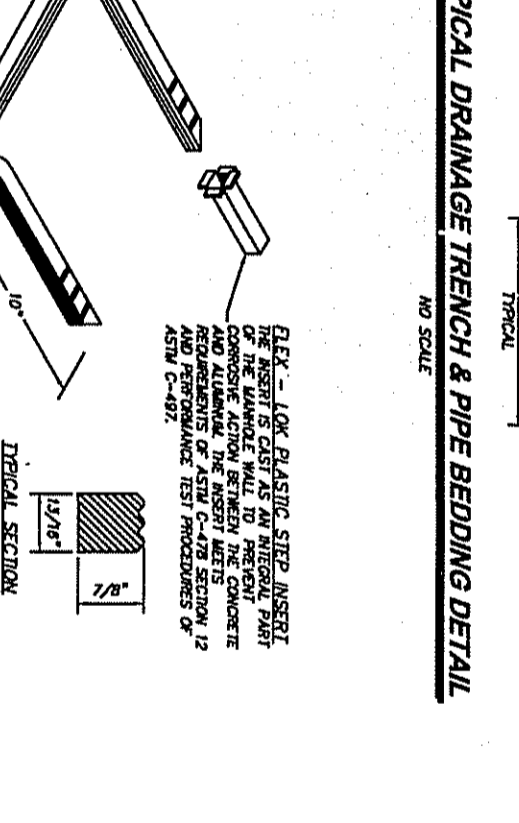
REINFORCING WALL SECTION



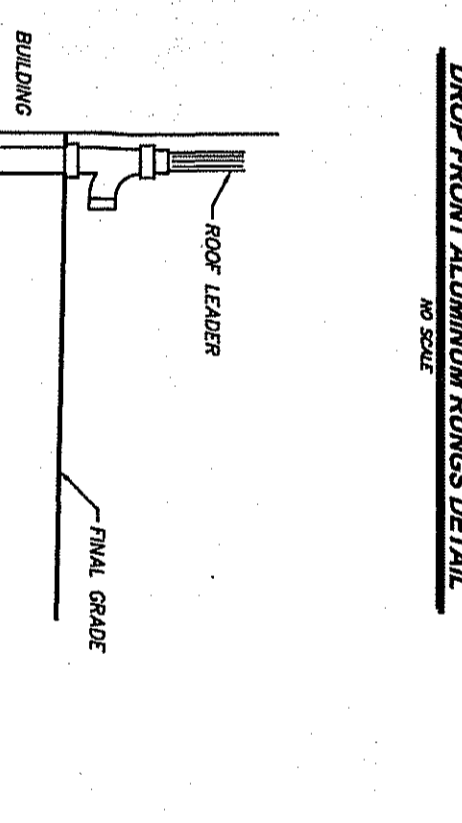
TYPICAL DAMAGE INLET CHANNELS DETAIL



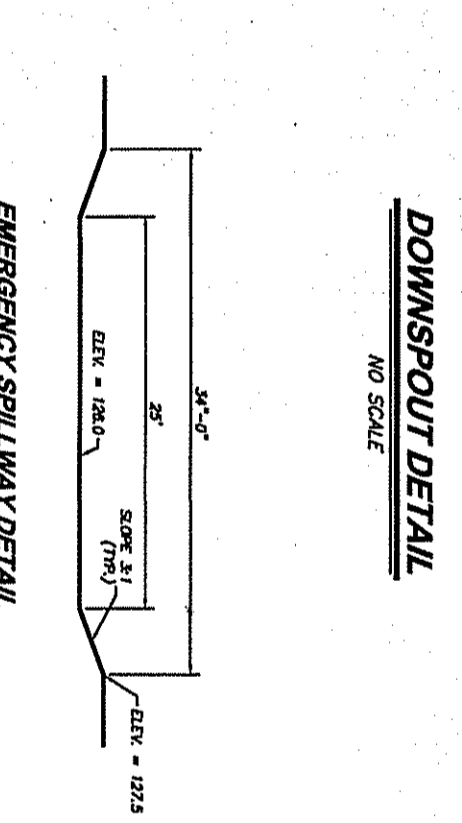
TYPICAL DAMAGE TRENCH PIPE BEDDING DETAIL



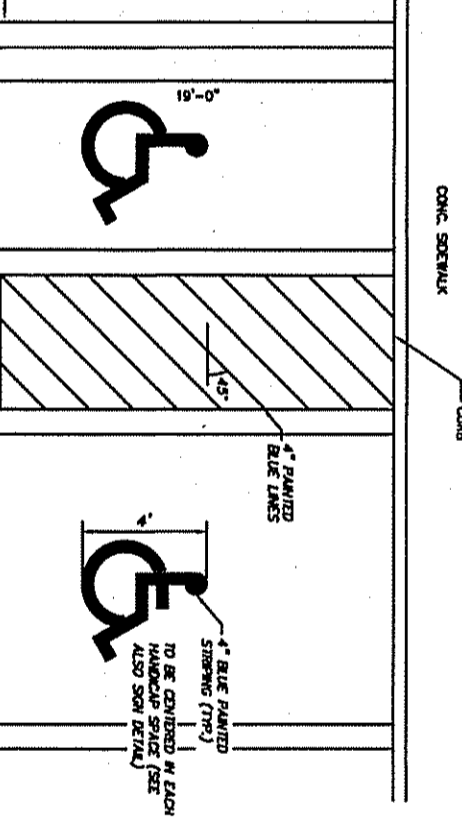
DROP FRONT ALUMINUM RINKS DETAIL



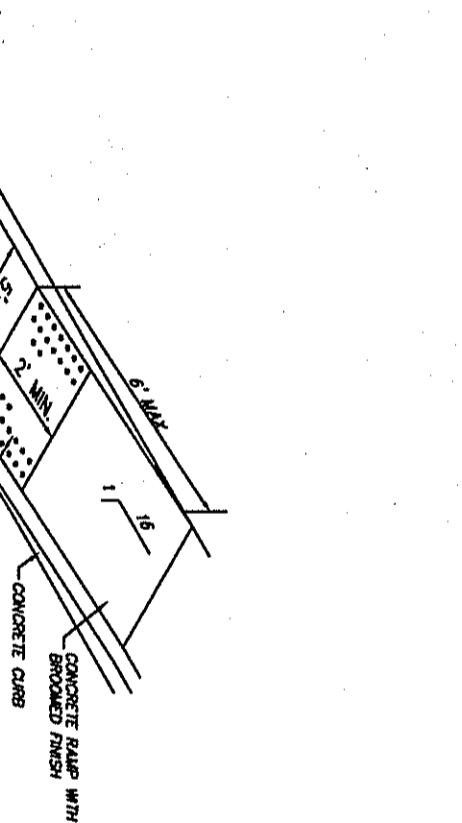
DOWNPOUT DETAIL



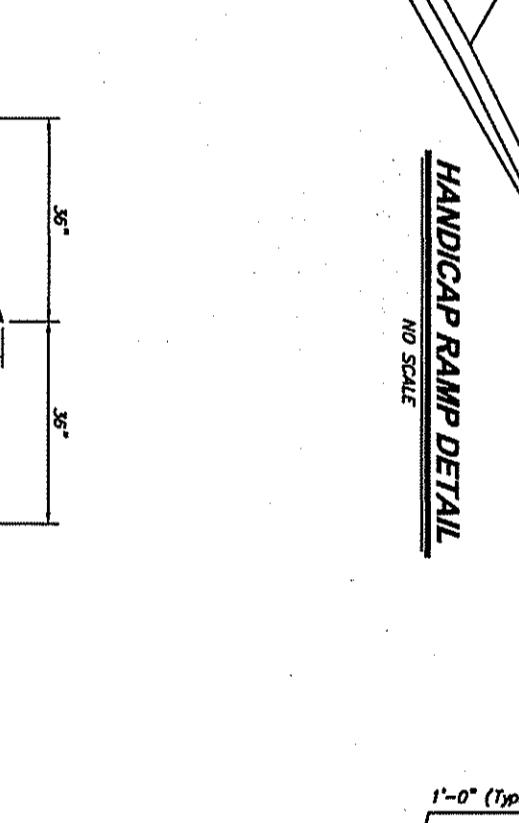
EMERGENCY SHELTER DETAIL



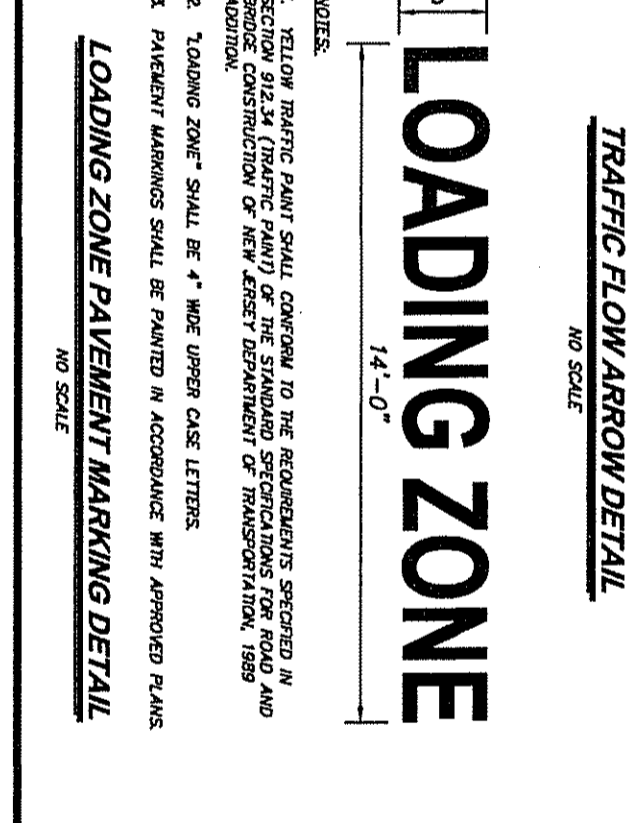
HANDICAP PARKING STRIPING DETAIL



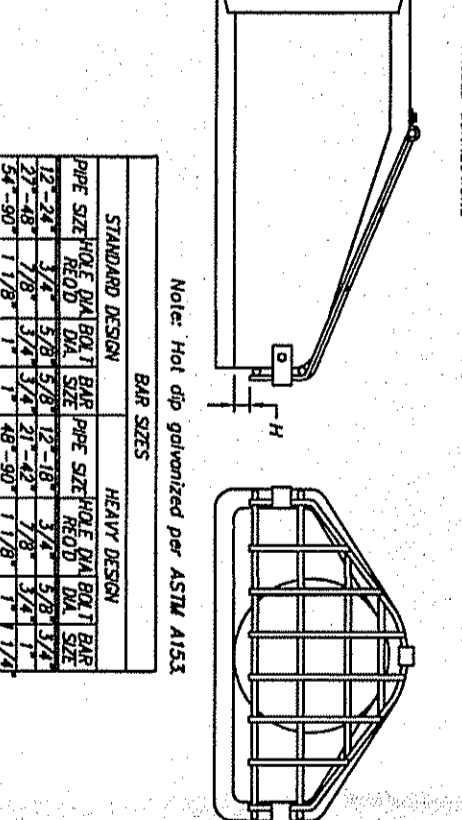
HANDICAP RAMP DETAIL



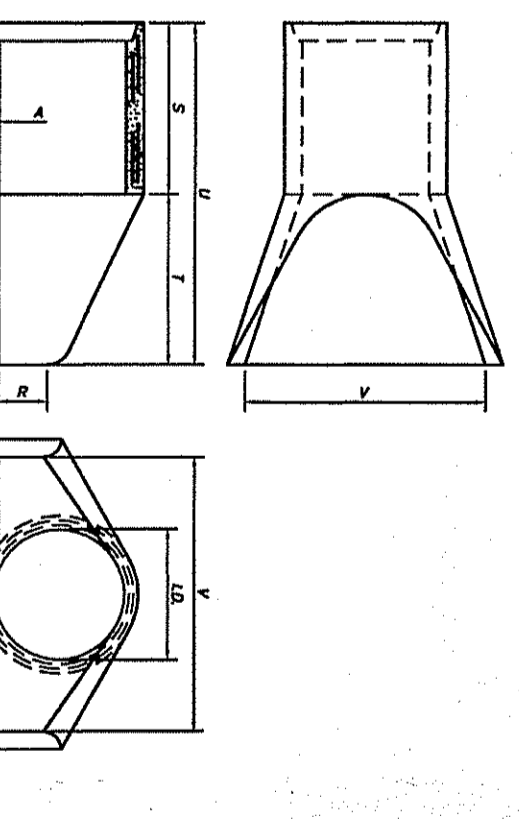
LOADING ZONE



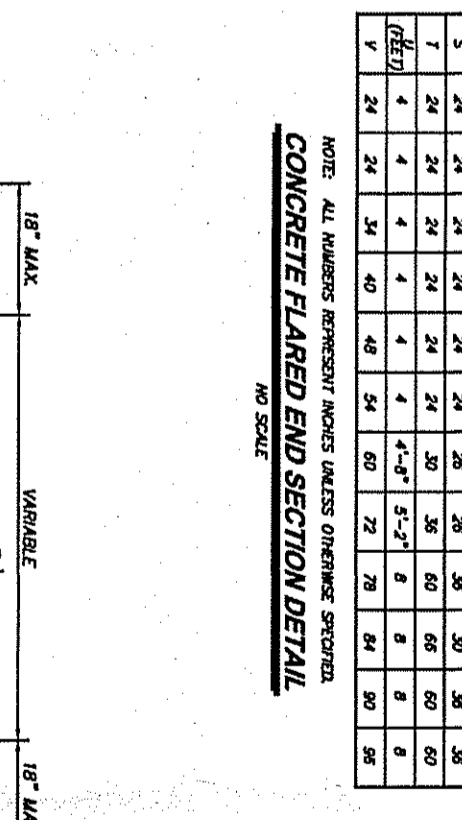
FLARED END SHEET BARBER DETAIL



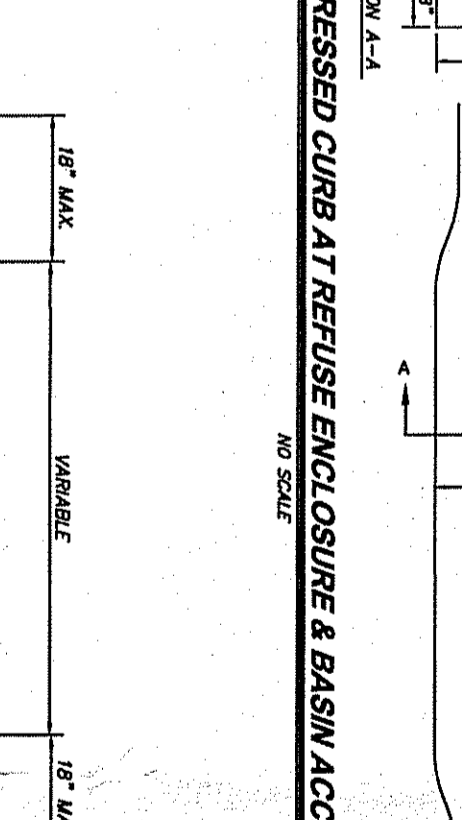
TYPICAL ON-SITE PAVEMENT SECTION



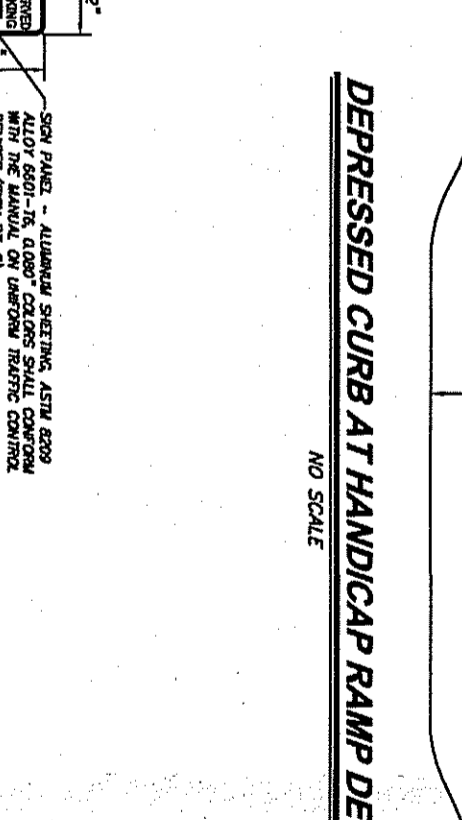
BASIN RAMP DETAIL



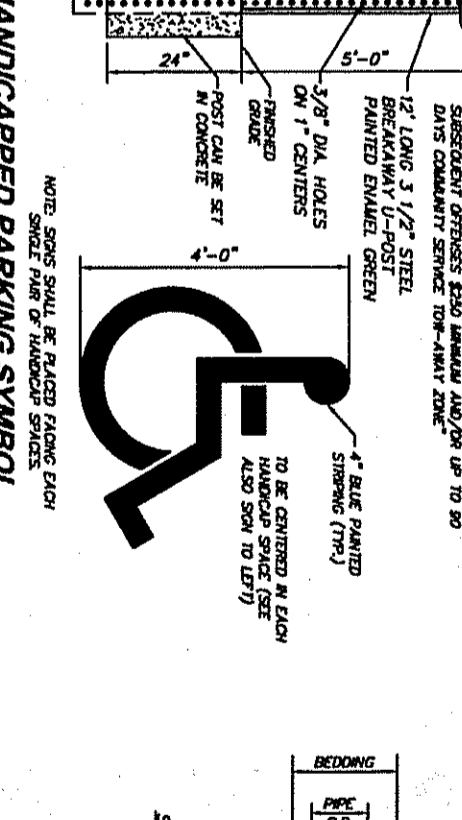
CONCRETE FLARED CURB DETAIL



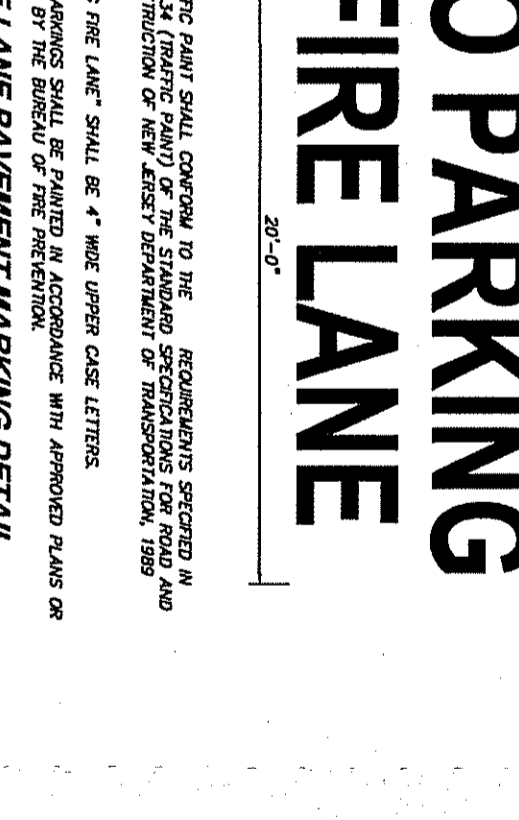
DEPRESSED CURB AT REFUSE ENCLOSURE & BASIN ACCESS DETAIL



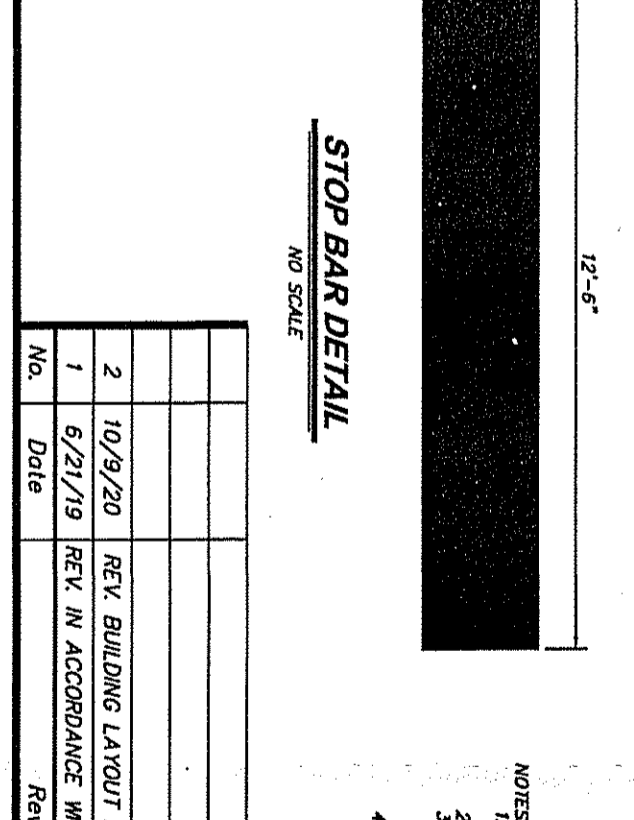
DEPRESSED CURB AT HANDICAP RAMP DETAIL



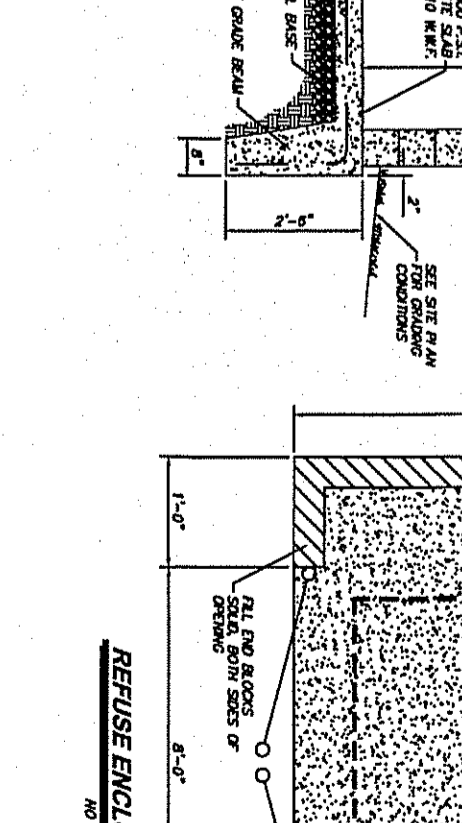
HANDICAPPED PARKING SYMBOL



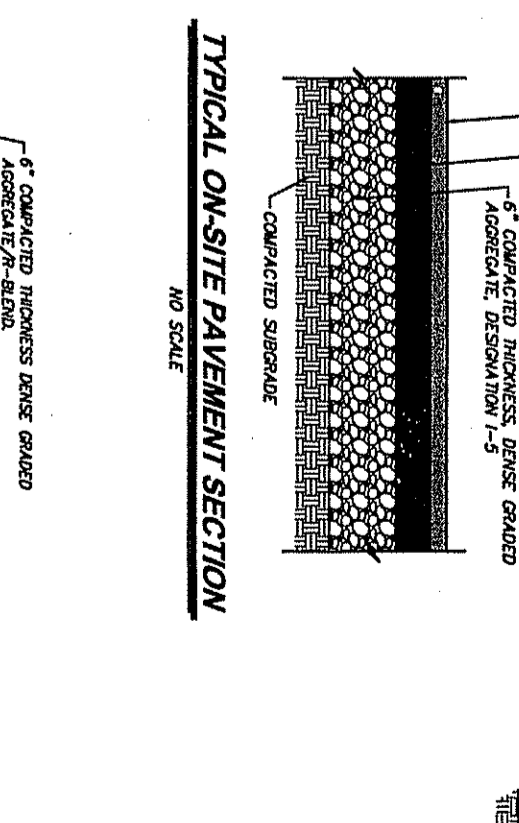
NO PARKING FIRE LANE



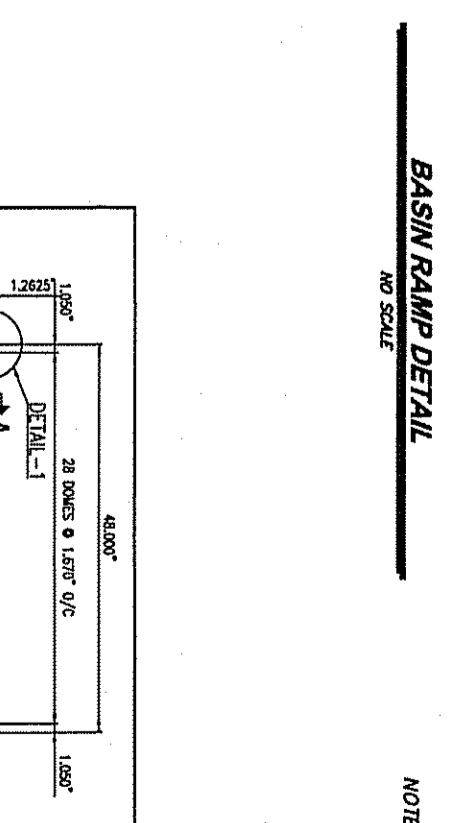
RESERVE ENCLOSURE DETAIL



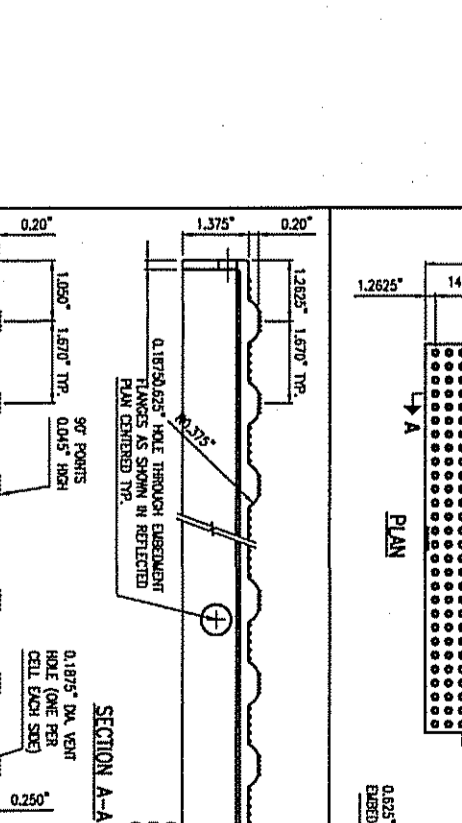
CONCRETE WALK DETAIL



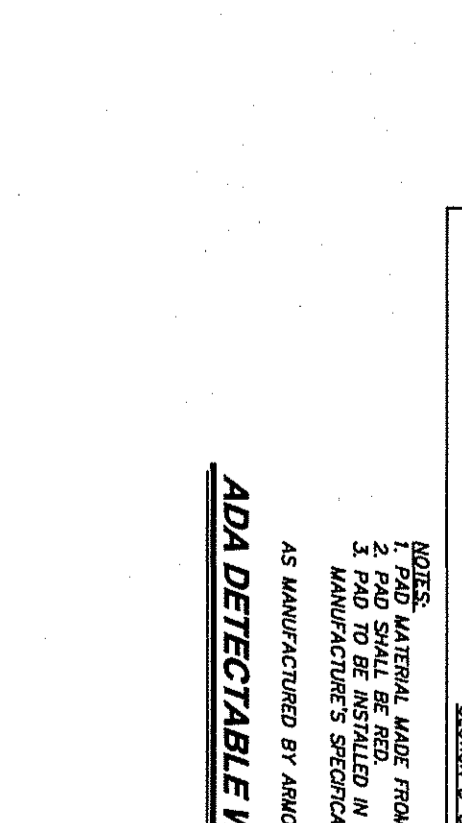
ON-SITE CONCRETE CURB DETAIL



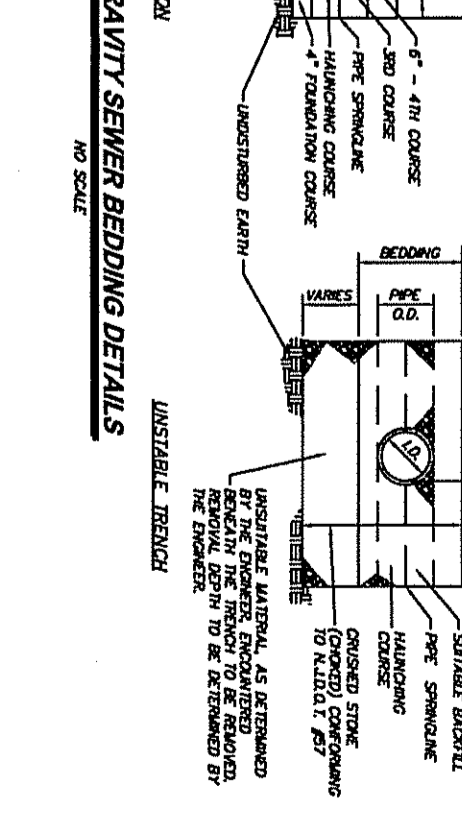
CONCRETE WHEEL STOP



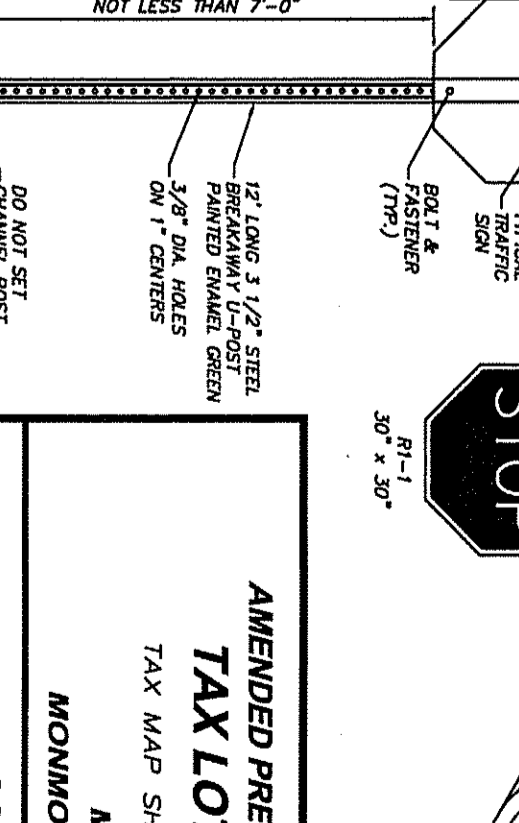
ADA DETECTABLE WARNING DEVICE DETAIL



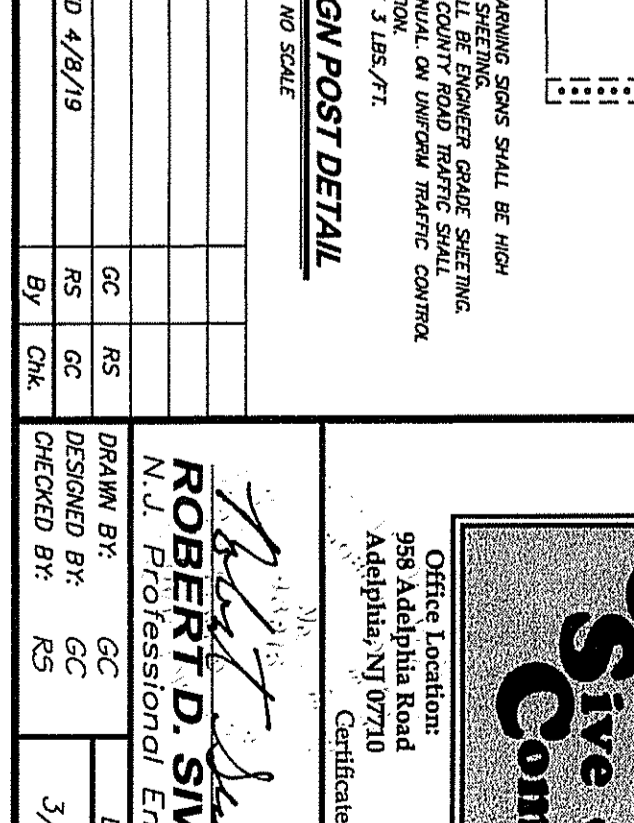
FINE LAINE PAVEMENT MARKING DETAIL



STOP BAR DETAIL



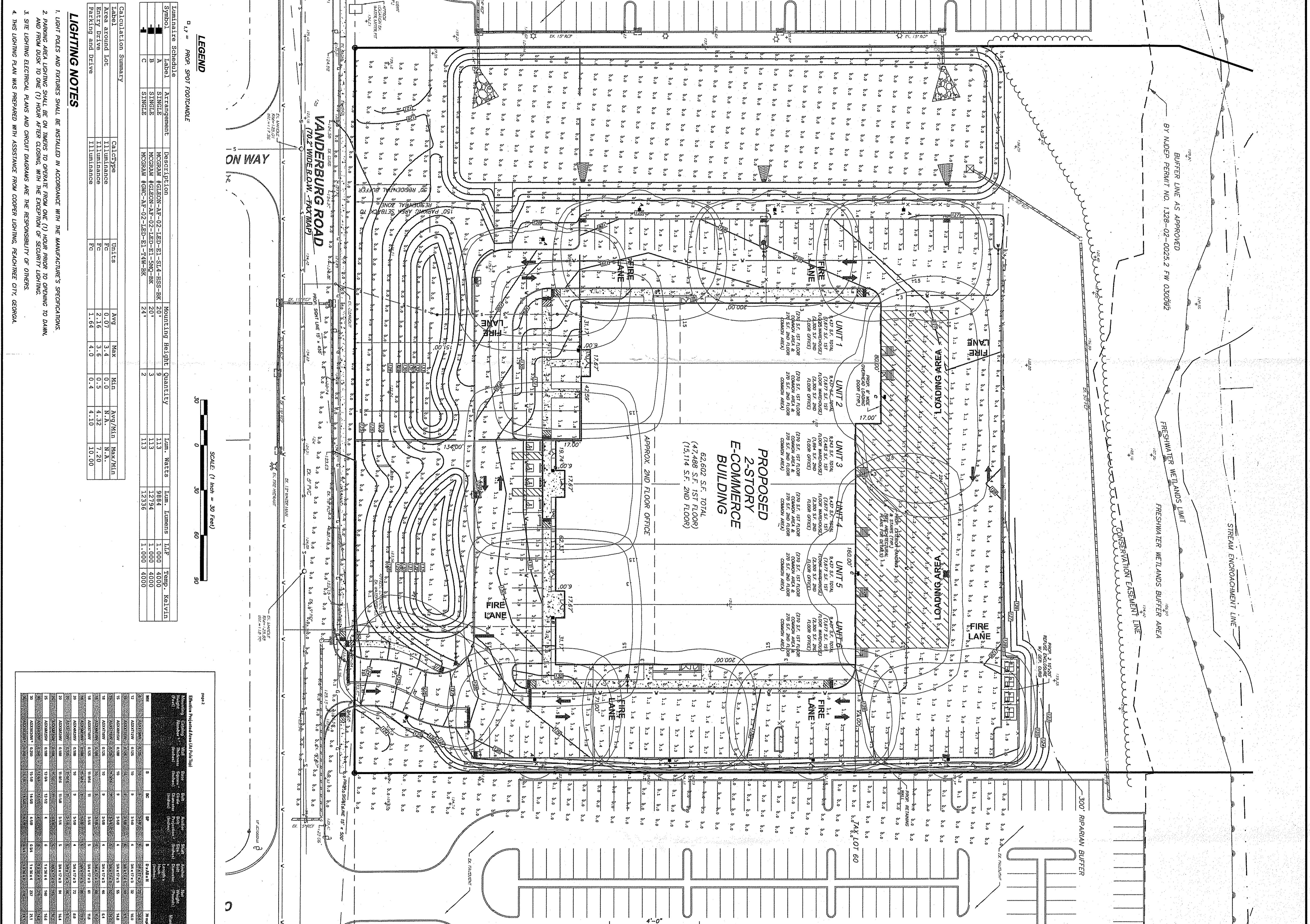
TYPICAL SIGN POST DETAIL



AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN
TAX LOT 61.02 BLOCK 214.07
 MARLBORO TOWNSHIP
 MONMOUTH COUNTY, NEW JERSEY
CONSTRUCTION DETAILS

Robert D. Sive
 Consulting Engineers & Planners
 Civil Site - Transportation
 195A Ashland Road
 Marlboro, NJ 07756
 Phone: 732-252-7919
 Fax: 732-252-7920
 Website: www.rdsivengr.com
 Certificate of Authorization No. REC230000330

DATE 3/1/19
SCALE 7' OF 13'
SHEET 20954



LEGEND
 9' x 9' PRO-300 FOOTCANDLE

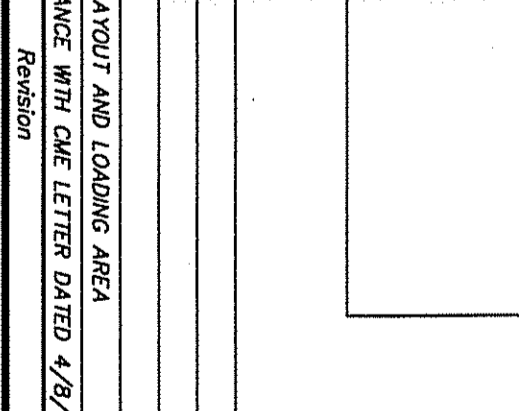
Symbol	Description	Quantity	Unit	Notes
A	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
B	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
C	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

LIGHTING NOTES

1. LIGHT FIXTURES AND FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. DRAWING AREA LIGHTING SHALL BE ON PIPES TO OPTIMIZE FROM ONE (1) HOUR FROM TO OPENING TO DAWN.
3. SITE LIGHTING ELECTRICAL PLANS AND CIRCUIT DIAGRAMS ARE THE RESPONSIBILITY OF OTHERS.
4. THIS LIGHTING PLAN WAS PREPARED WITH ASSISTANCE FROM COVER LIGHTING, FRENCHVILLE, CT, GEORGIA.

SCALE
 1" = 30' (HORIZ.)
 1" = 10' (VERT.)

Category	Item	Quantity	Unit	Notes
ASX ALUMINUM SQUARE STRAIGHT	ASX-1	24	ft	
	ASX-2	24	ft	
	ASX-3	24	ft	
	ASX-4	24	ft	



Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Item	Description	Quantity	Unit	Notes
1	ASX ALUMINUM SQUARE STRAIGHT	24	ft	
2	ASX ALUMINUM SQUARE STRAIGHT	24	ft	

Robert D. Sive
 N.E. Professional Engineer No. 43816
 DATE: 3/1/19 SCALE: 1" = 30' SHEET: 2085A

Geller Sive & Company
 Consulting Engineers & Planners
 Civil, Site, Transportation
 Traffic - Municipal
 585 Adelphi Road
 Adelphi, NJ 07701
 Phone: 201-252-5970
 Fax: 201-252-5971
 www.gellersive.com

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN
 TAX LOT 61.02 BLOCK 214.07
 TAX MAP SHEET NO. 92, LAST REV. 11/14/2011
 MORRISON COUNTY, NEW JERSEY
 LIGHTING PLAN

THIS DRAWING IS TO BE USED FOR LIGHTING PURPOSES ONLY.

FACN
 FACN CONSULTING ENGINEERS
 1000 ROUTE 100
 SUITE 100
 MORRISON COUNTY, NJ 07960
 PHONE: 908-885-1111
 FAX: 908-885-1112
 WWW.FACN.COM

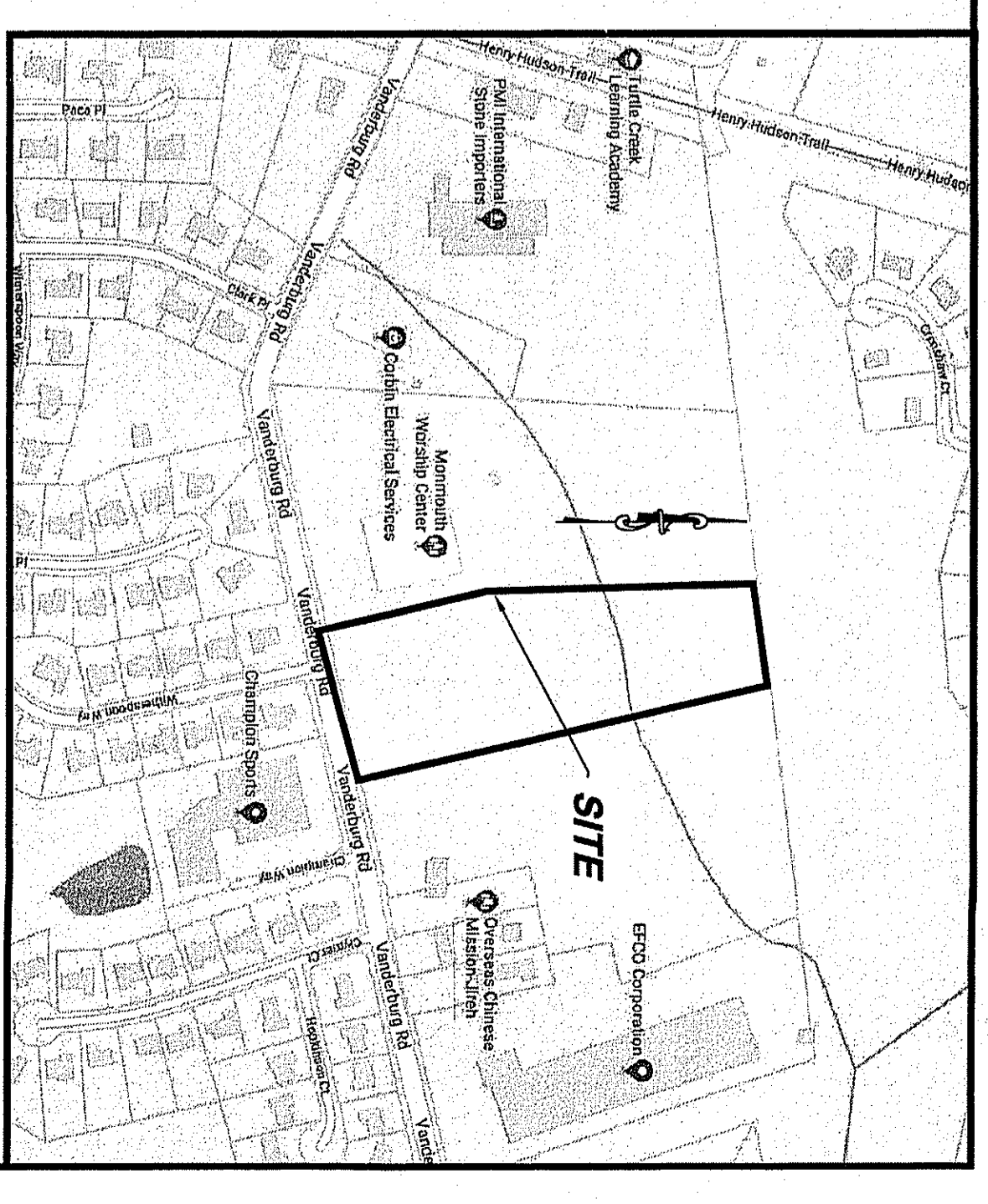
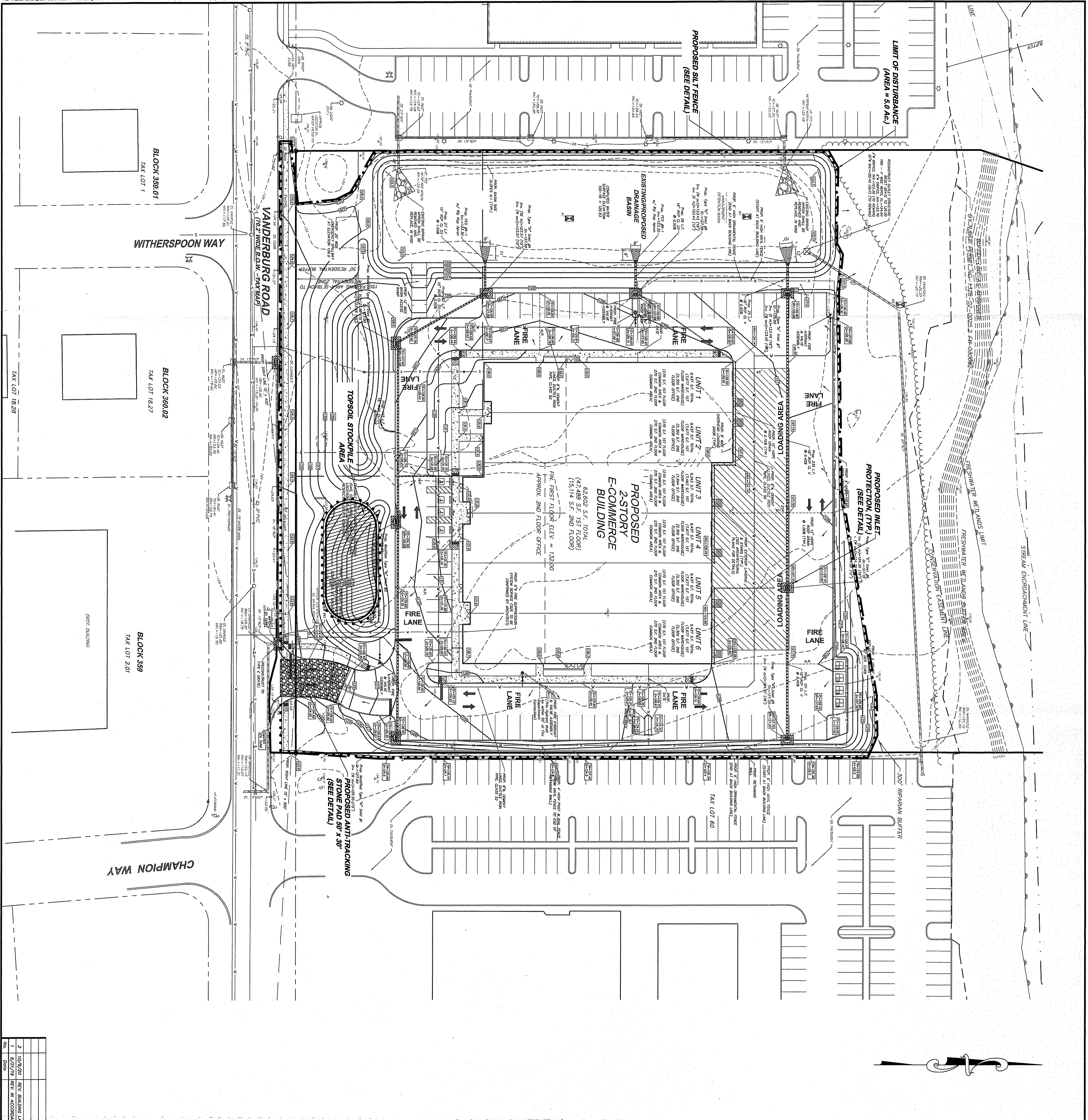
FACN
 FACN CONSULTING ENGINEERS
 1000 ROUTE 100
 SUITE 100
 MORRISON COUNTY, NJ 07960
 PHONE: 908-885-1111
 FAX: 908-885-1112
 WWW.FACN.COM

FACN
 FACN CONSULTING ENGINEERS
 1000 ROUTE 100
 SUITE 100
 MORRISON COUNTY, NJ 07960
 PHONE: 908-885-1111
 FAX: 908-885-1112
 WWW.FACN.COM

FACN
 FACN CONSULTING ENGINEERS
 1000 ROUTE 100
 SUITE 100
 MORRISON COUNTY, NJ 07960
 PHONE: 908-885-1111
 FAX: 908-885-1112
 WWW.FACN.COM

FACN
 FACN CONSULTING ENGINEERS
 1000 ROUTE 100
 SUITE 100
 MORRISON COUNTY, NJ 07960
 PHONE: 908-885-1111
 FAX: 908-885-1112
 WWW.FACN.COM

FACN
 FACN CONSULTING ENGINEERS
 1000 ROUTE 100
 SUITE 100
 MORRISON COUNTY, NJ 07960
 PHONE: 908-885-1111
 FAX: 908-885-1112
 WWW.FACN.COM



SCALE: (1 inch = 500 Feet)
0 500 1000 1500

- LEGEND**
- EXIST. METLANDS LINE
 - EXIST. WOODS LINE
 - EXIST. LIMIT OF CLEARING
 - EXIST. CONTOUR
 - EX. UTILITY POLE W/DORNED WINGS
 - EXIST. DRAINAGE INLET
 - EXIST. ELEVATION
 - PROP. ELEVATION
 - PROP. TYPE OF CURB & GUTTER ELEV.
 - PROP. TYPE OF STORMWATER FLOW
 - PROP. TYPE "N" INLET & PIPE
 - PROP. TYPE "T" INLET & PIPE
 - PROP. FLARED END SECTION & PIPE

THIS DRAWING IS TO BE USED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY.

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN
TAX LOT 61.02 BLOCK 214.07
TAX MAP SHEET NO. 92, LAST REV. 11/14/2011
MARLBORO TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
SOIL EROSION & SEDIMENT CONTROL PLAN

Geller & Sive Company
Consulting Engineers & Planners
Civil, Site, Transportation
Traffic, Municipal

Office: 1425
988 Adelphi Road
Ashepita, NJ 07718
Tel: 732-252-5700
Fax: 732-252-5701
www.gellersive.com

NO.	DATE	REVISION
1	6/21/19	REV. IN ACCORDANCE WITH ONE LETTER DATED 4/9/19
2	10/9/20	REV. BUILDING LAYOUT AND LOADING AREA

DESIGNED BY	CS	DATE	3/1/19
DRAWN BY	CC	SCALE	1" = 30'
CHECKED BY	CS	SHEET	10 OF 13
RECORD BY	CS	JOB NUMBER	20855A

