

# PRELIMINARY AND FINAL SITE PLAN

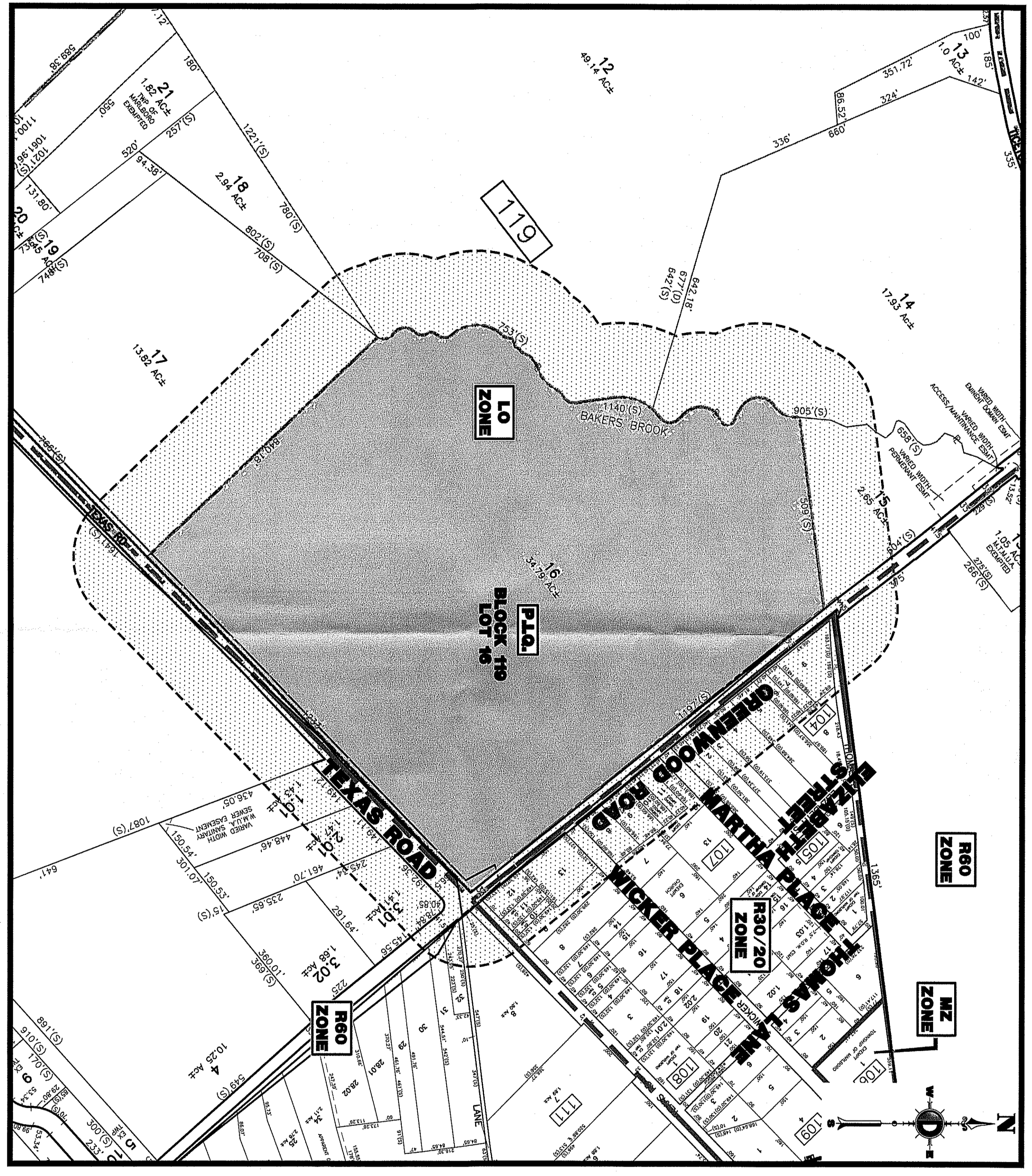
FOR

## ASHBEL ASSOCIATES LLC GREENWICH PARK RESIDENTIAL DEVELOPMENT

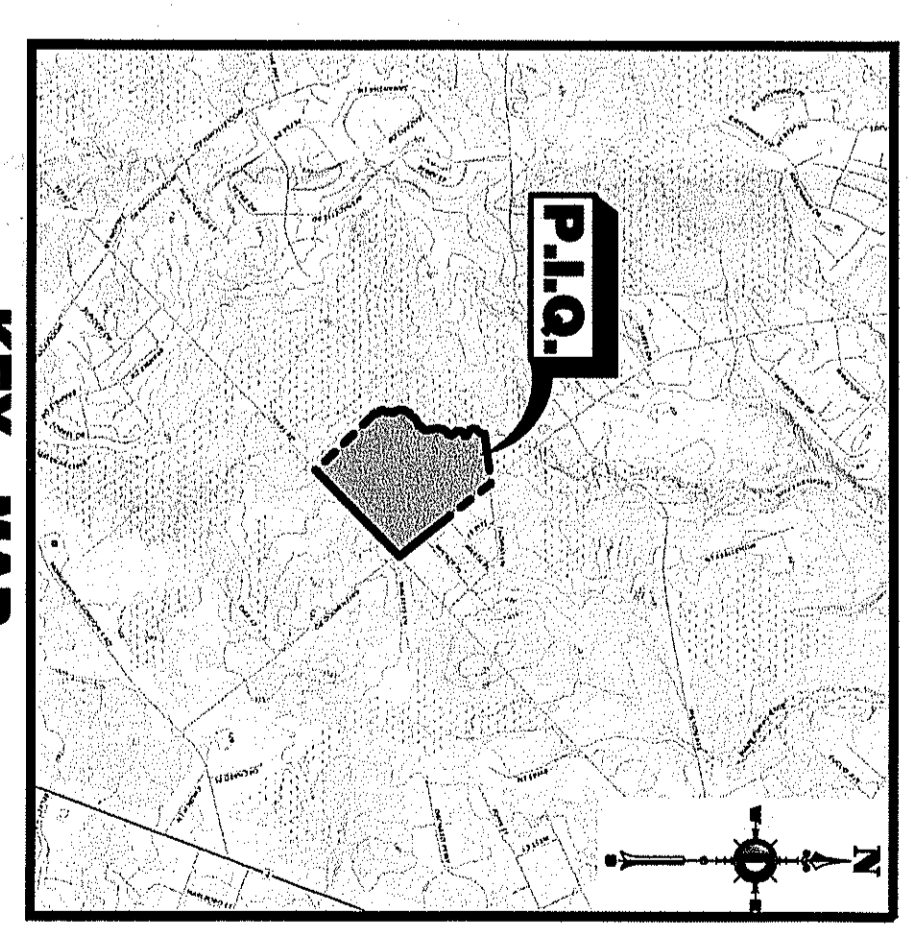
BLOCK 119, LOT 16; TAX MAP SHEET #2 - LATEST REV. DATED 09/11  
TEXAS ROAD AND GREENWOOD ROAD,  
TOWNSHIP OF MARLBORO  
MONMOUTH COUNTY, NEW JERSEY

### 200' PROPERTY OWNERS LIST

PROPERTY OWNER	BOX	LOT
ASHBEL ASSOCIATES LLC	103	12
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	1
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	2
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	3
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	4
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	5
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	6
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	7
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	8
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	9
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	10
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	11
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	12
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	13
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	14
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	15
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	16
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	17
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	18
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	19
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	20
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	21
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	22
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	23
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	24
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	25
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	26
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	27
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	28
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	29
GREENWICH PARK RESIDENTIAL DEVELOPMENT	104	30



AREA MAP  
1" = 200'



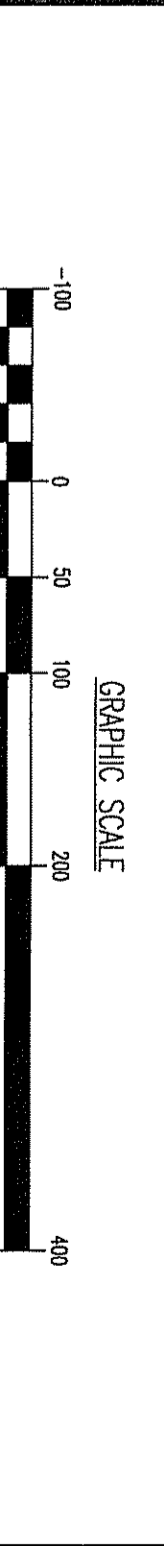
KEY MAP  
1" = 2000'

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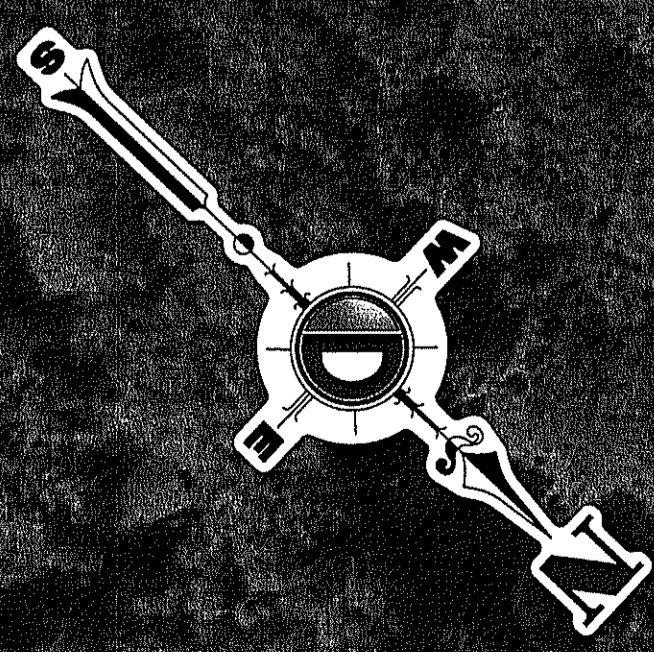
**PLANNING BOARD APPROVAL**  
APPROVED BY THE PLANNING BOARD OF MARLBORO TOWNSHIP, NEW JERSEY  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

PREPARED BY  
**DYNAMIC ENGINEERING CONSULTANTS, P.C.**  
826 NEWTOWN YARDLEY ROAD - SUITE 201  
NEWTOWN, PA 18940  
WWW.DYNAMICCEC.COM

<p><b>DYNAMIC</b> ENGINEERING &amp; SURVEY</p>	<p>PROJECT: ASHBEL ASSOCIATES LLC GREENWICH RESIDENTIAL DEVELOPMENT BLOCK 119, LOT 16 TEXAS ROAD AND GREENWOOD ROAD TOWNSHIP OF MARLBORO MONMOUTH COUNTY, NEW JERSEY</p>	<p>THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION</p>
	<p>DATE: 03/31/21 REV. PER TOWNSHIP COMMENTS</p>	<p>PROJECT: ASHBEL ASSOCIATES LLC GREENWICH RESIDENTIAL DEVELOPMENT BLOCK 119, LOT 16 TEXAS ROAD AND GREENWOOD ROAD TOWNSHIP OF MARLBORO MONMOUTH COUNTY, NEW JERSEY</p>



THE DATA SHOWN HEREON IS BASED ON THE DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE DATA AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE DATA. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE DATA. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE DATA.



DATE: 01/28/21	SCALE: 1"=100'
PROJECT NO: 2841-99-001	SHEET NO: 2
OF 2	

**AERIAL MAP**

**BRETT W. SKAPNETZ**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 40014

**STEVEN R. GATTAM**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 40014

**811**  
 Call Before You Dig  
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**DYNAMIC ENGINEERING**  
 826 Newtwn rd/oldy road,  
 Suite 201  
 Newtown, PA 18940  
 T: 247.485.0276 F: 247.485.0361

Office conveniently located off I-76, Exit 107, Exit 108, Exit 109, Exit 110, Exit 111, Exit 112, Exit 113, Exit 114, Exit 115, Exit 116, Exit 117, Exit 118, Exit 119, Exit 120, Exit 121, Exit 122, Exit 123, Exit 124, Exit 125, Exit 126, Exit 127, Exit 128, Exit 129, Exit 130, Exit 131, Exit 132, Exit 133, Exit 134, Exit 135, Exit 136, Exit 137, Exit 138, Exit 139, Exit 140, Exit 141, Exit 142, Exit 143, Exit 144, Exit 145, Exit 146, Exit 147, Exit 148, Exit 149, Exit 150, Exit 151, Exit 152, Exit 153, Exit 154, Exit 155, Exit 156, Exit 157, Exit 158, Exit 159, Exit 160, Exit 161, Exit 162, Exit 163, Exit 164, Exit 165, Exit 166, Exit 167, Exit 168, Exit 169, Exit 170, Exit 171, Exit 172, Exit 173, Exit 174, Exit 175, Exit 176, Exit 177, Exit 178, Exit 179, Exit 180, Exit 181, Exit 182, Exit 183, Exit 184, Exit 185, Exit 186, Exit 187, Exit 188, Exit 189, Exit 190, Exit 191, Exit 192, Exit 193, Exit 194, Exit 195, Exit 196, Exit 197, Exit 198, Exit 199, Exit 200.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: MEL	CHECKED BY: SRC
DRAWN BY: MEL	DATE: 03/31/21
PROJECT: ASHBEL ASSOCIATES LLC GREENWICH RESIDENTIAL DEVELOPMENT BLOCK 119, LOT 16 TEXAS ROAD AND GREENWOOD ROAD TOWNSHIP OF MARLBOROUGH MONMOUTH COUNTY, NEW JERSEY	REV. PER TOWNSHIP COMMENTS

REV.	DATE	COMMENTS
1	03/31/21	REV. PER TOWNSHIP COMMENTS

**D**  
**DYNAMIC**  
 ENGINEERING • SURVEY • TRAFFIC





CONFORM TO 2007 - ANNO UNIFORM STANDARD CONVENTIONS - ALL DIMENSIONS

**GRAPHIC SCALE**

1" = 80 FT.

**PAVEMENT LEGEND**

- PROPOSED TOL OPEN PAVEMENT (10'-20')
- PROPOSED DRIVE ASSE PAVEMENT (10'-20')
- PROPOSED FULL DEPTH PAVEMENT (10'-20')

PAVEMENT TO BE MAINT. AND SPACED AS NECESSARY

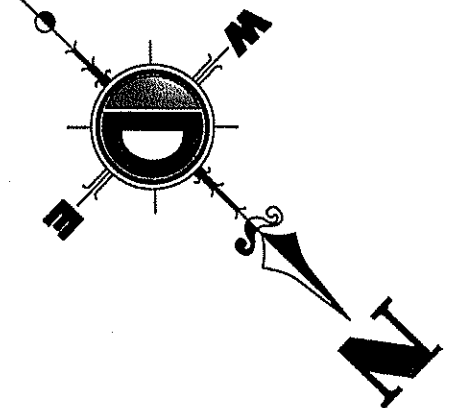
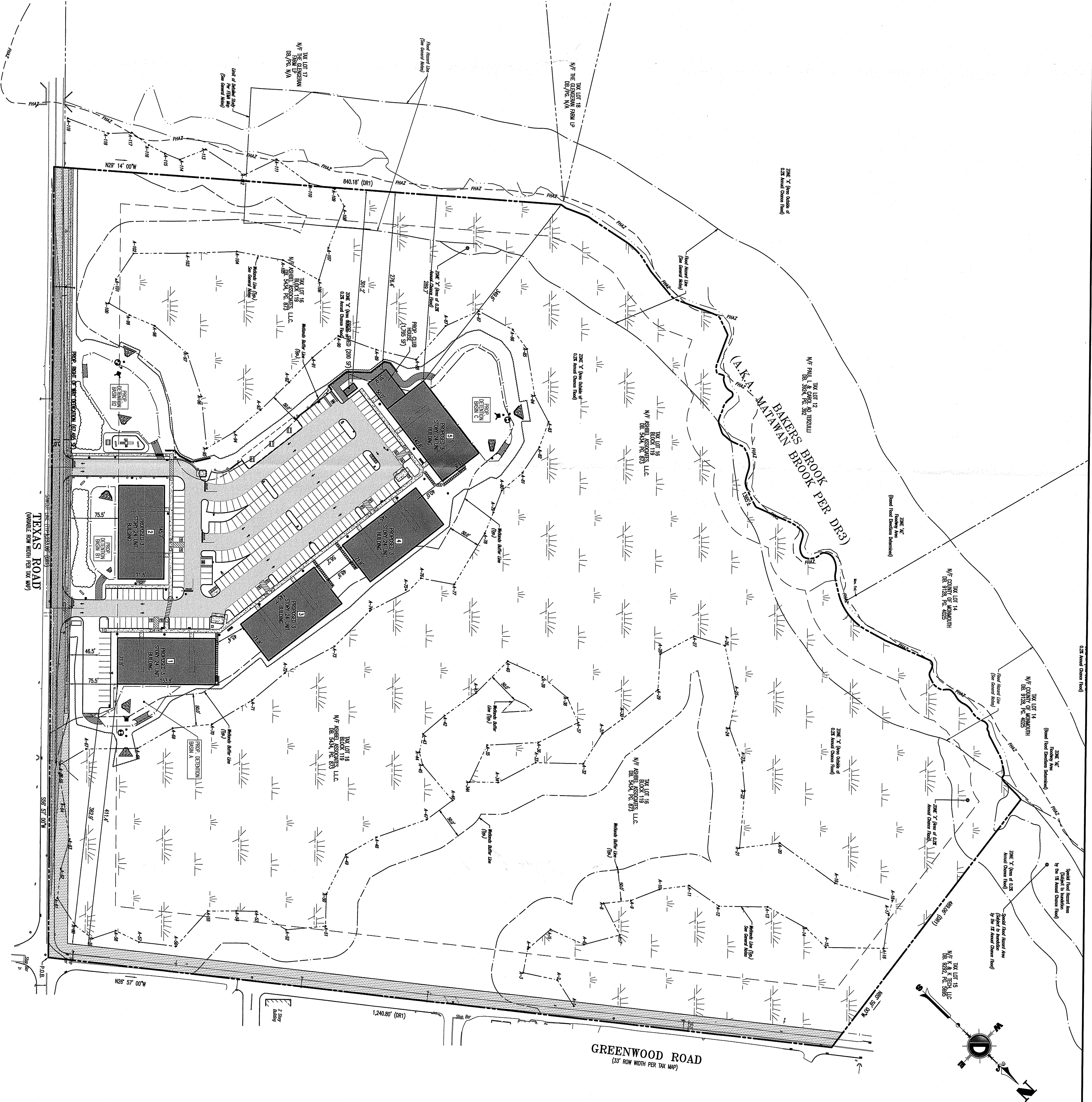
**DEVELOPMENT SUMMARY**

BUILDING 1-3 (S)	55,000 SF
DRIVEWAY (S)	8,000 SF
TRAIL WORKING STAKE	235 STAKES
TOTAL SQUARE FOOTAGE TO BE MAINTAINED AS SHOWN	

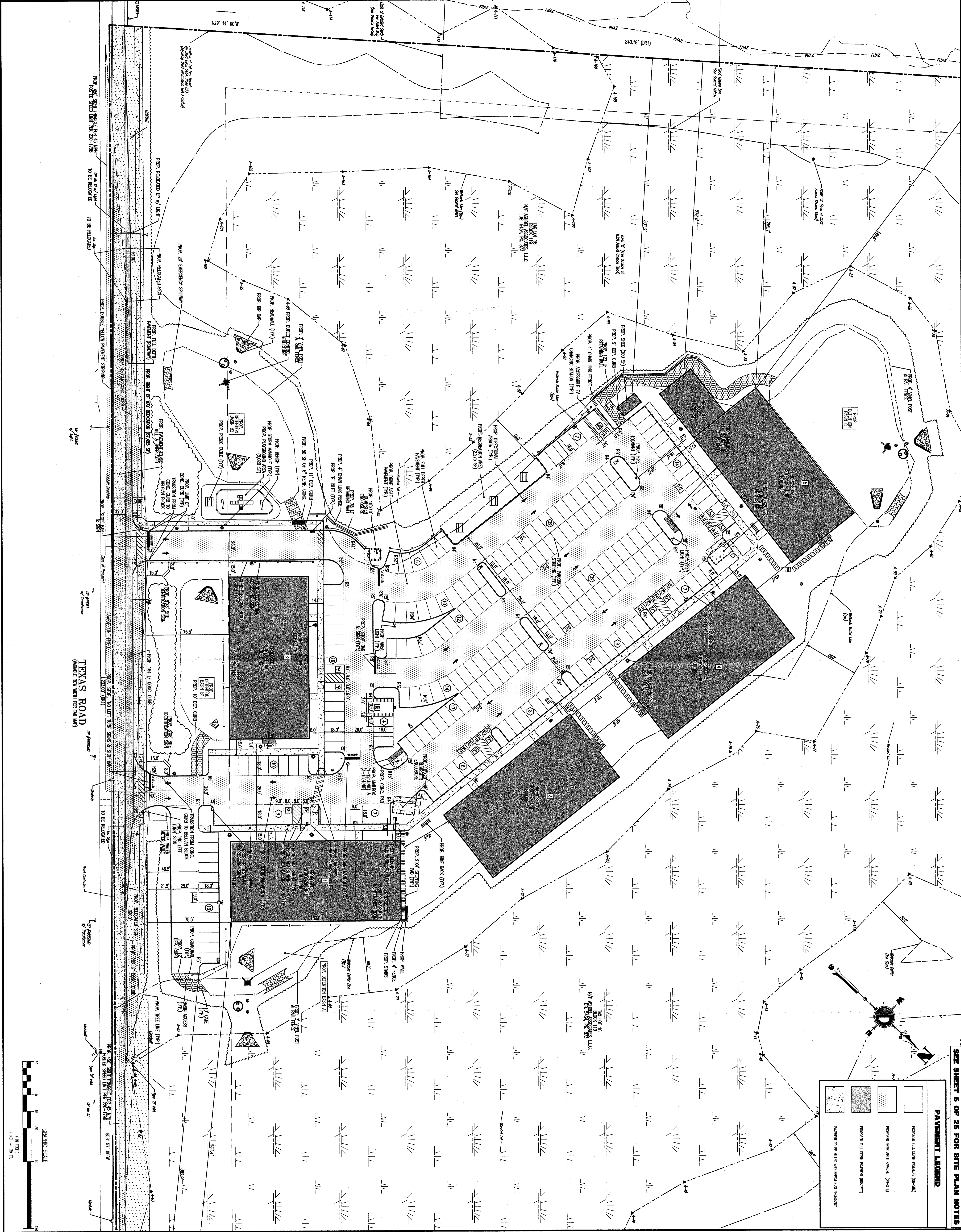
  

**BUILDING SUMMARY**

SECTION	BUILDING TYPE	RESIDENT UNITS
1	TYPE A	Y
2, 3, 4	TYPE B	N
5	TYPE C	N

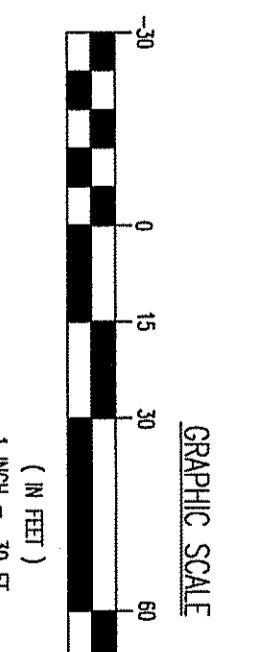


<p><b>5</b></p> <p>OF 29</p>	<p><b>OVERALL SITE PLAN</b></p>	<p><b>BRETT W. SKAPINEZ</b>                  PROFESSIONAL ENGINEER                  NEW JERSEY LICENSE NO. 41363</p>	<p><b>STEVEN P. PATLAW</b>                  PROFESSIONAL ENGINEER                  NEW JERSEY LICENSE NO. 40911</p>	<p><b>DYNAMIC ENGINEERING</b>                  LAND DEVELOPMENT CONSULTING &amp; PLANNING                  GEOTECHNICAL &amp; ENVIRONMENTAL                  TRAFFIC &amp; SIGNALS • PARKING &amp; ZONING</p> <p>8226 Newtown Yardley Road                  Suite 201                  Newtown, PA 18940</p> <p>T: 247.465.0273 F: 247.465.0331                  www.dynamiceng.com</p>	<p>FOR STATE SPECIFIC LICENSE NUMBERS, VISIT                  WWW.CALIBRI.COM</p> <p><b>811</b>                  CALL BEFORE YOU DIG</p>	<p>THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY:</td> <td>ISSUED BY:</td> <td>REVISION BY:</td> <td>DATE:</td> </tr> <tr> <td>LZ</td> <td>SMM</td> <td>SRC</td> <td></td> </tr> </table> <p>PROJECT: <b>ASHBEL ASSOCIATES LLC</b>  <b>GREENWICH RESIDENTIAL DEVELOPMENT</b>                  BLOCK 119, LOT 16                  TEXAS ROAD AND GREENWOOD ROAD                  TOWNSHIP OF MARLBORO,                  MONMOUTH COUNTY, NEW JERSEY</p>	DESIGNED BY:	ISSUED BY:	REVISION BY:	DATE:	LZ	SMM	SRC		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV.</th> <th>DATE</th> <th>COMMENTS</th> </tr> <tr> <td>1</td> <td>03/31/21</td> <td>REV. PER TOWNSHIP COMMENTS</td> </tr> </table>	REV.	DATE	COMMENTS	1	03/31/21	REV. PER TOWNSHIP COMMENTS	<p><b>DYNAMIC</b>                  ENGINEERING • EARTH                  SURVEY • TRAFFIC</p>
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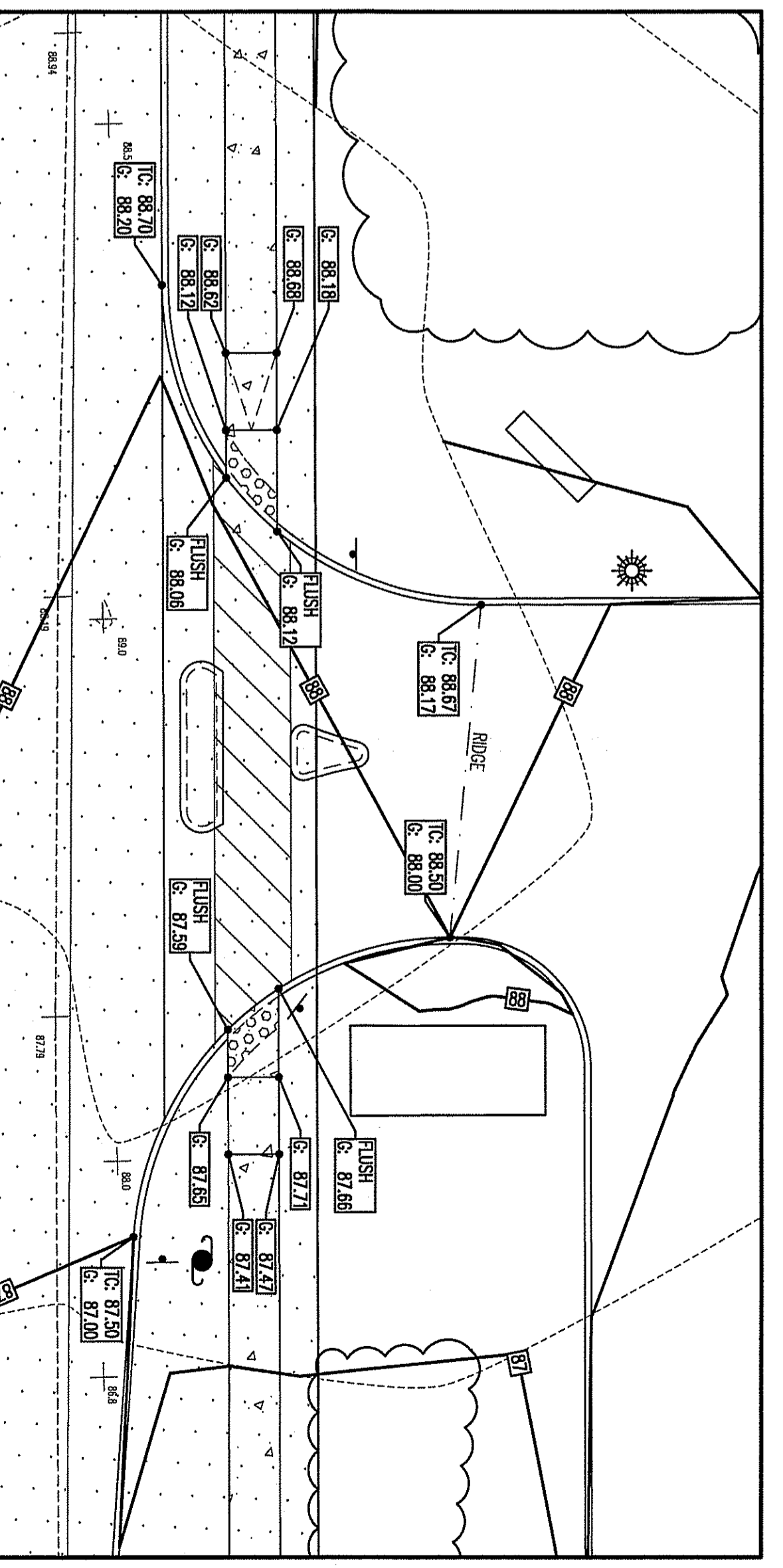
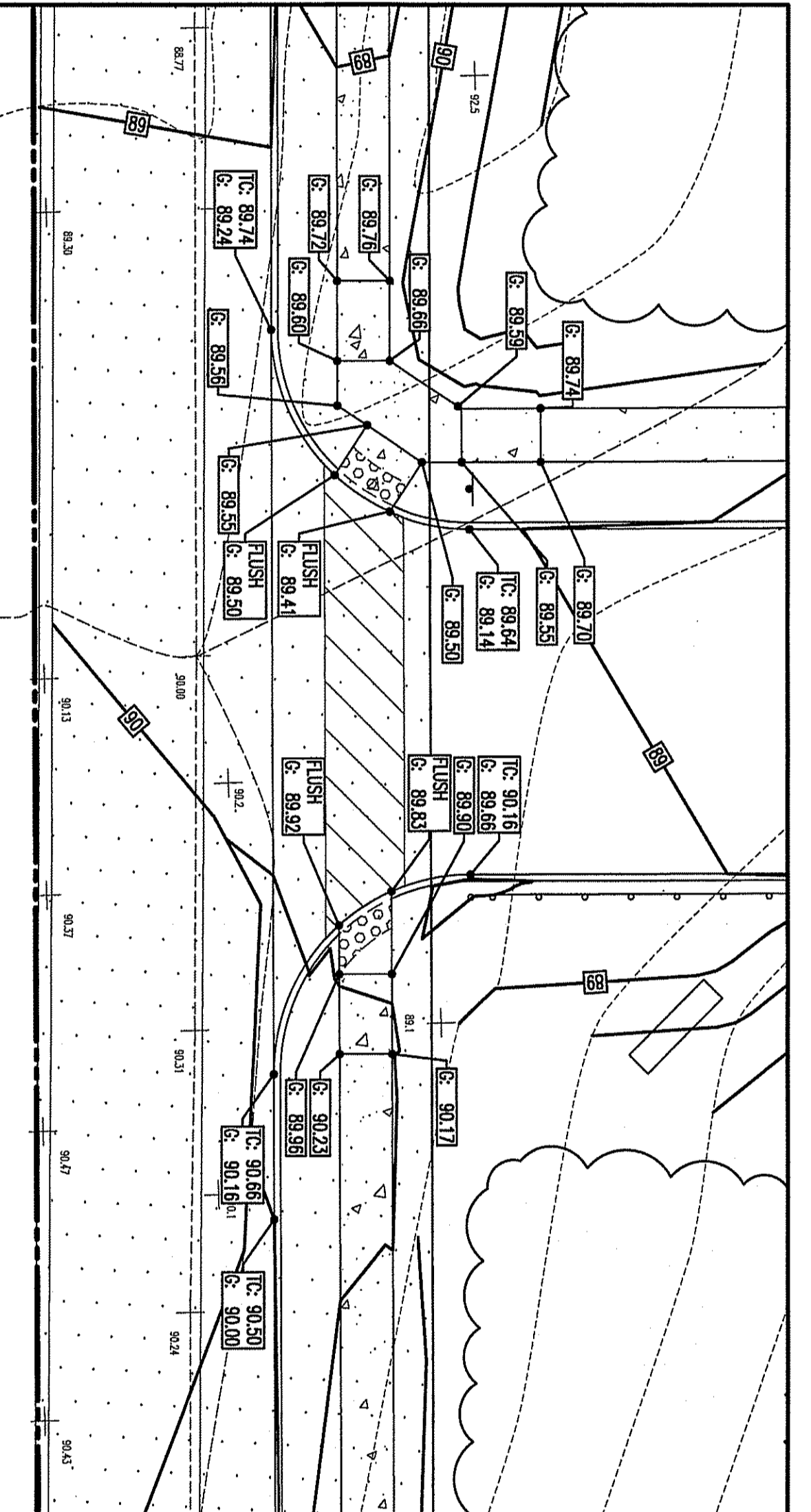
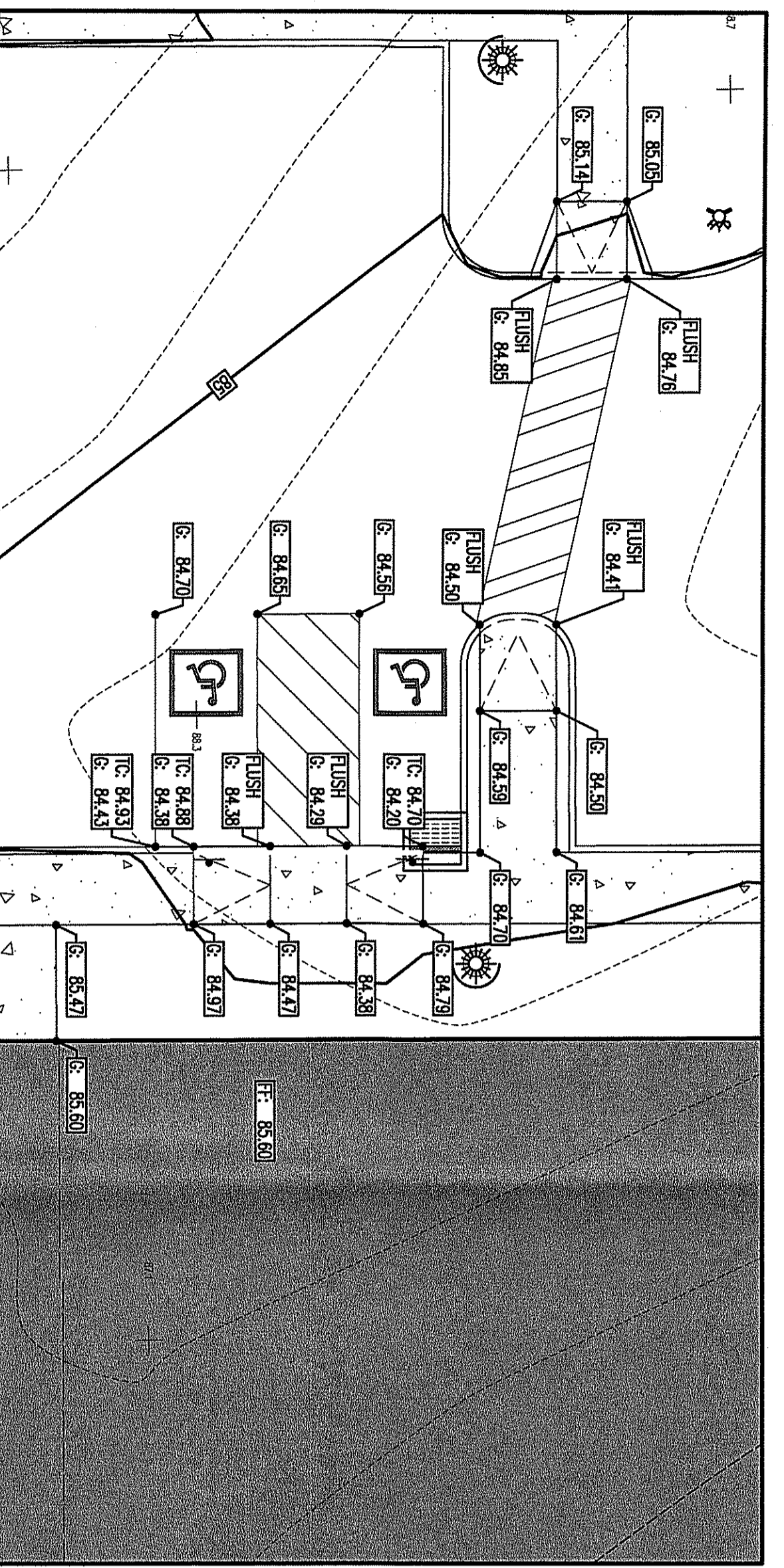
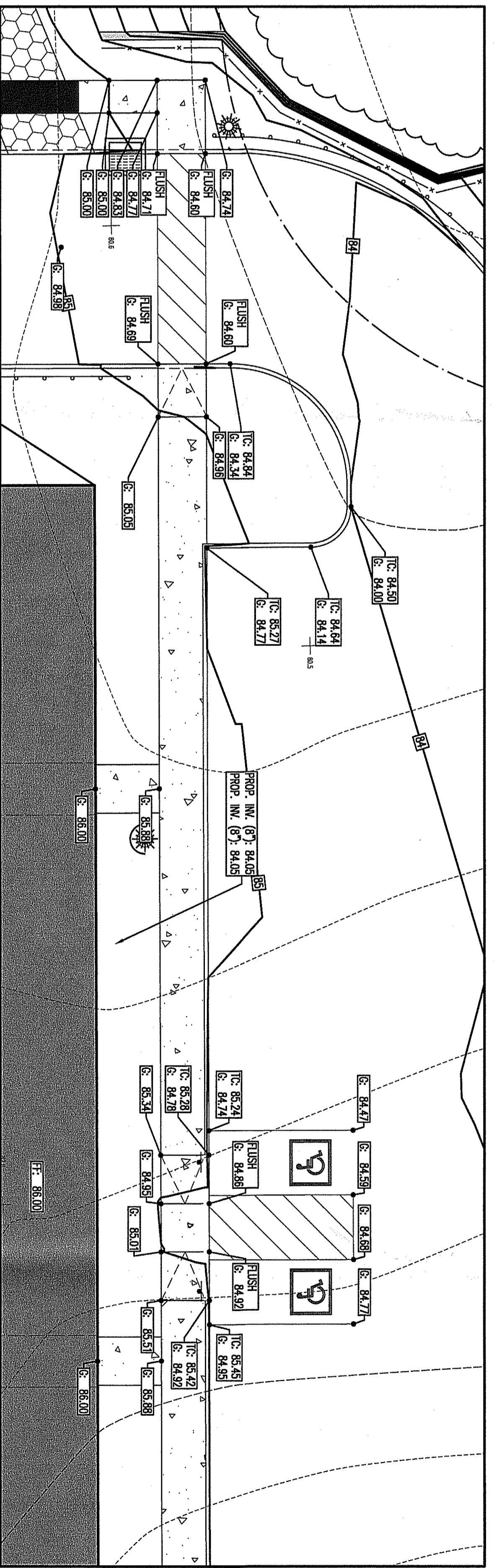
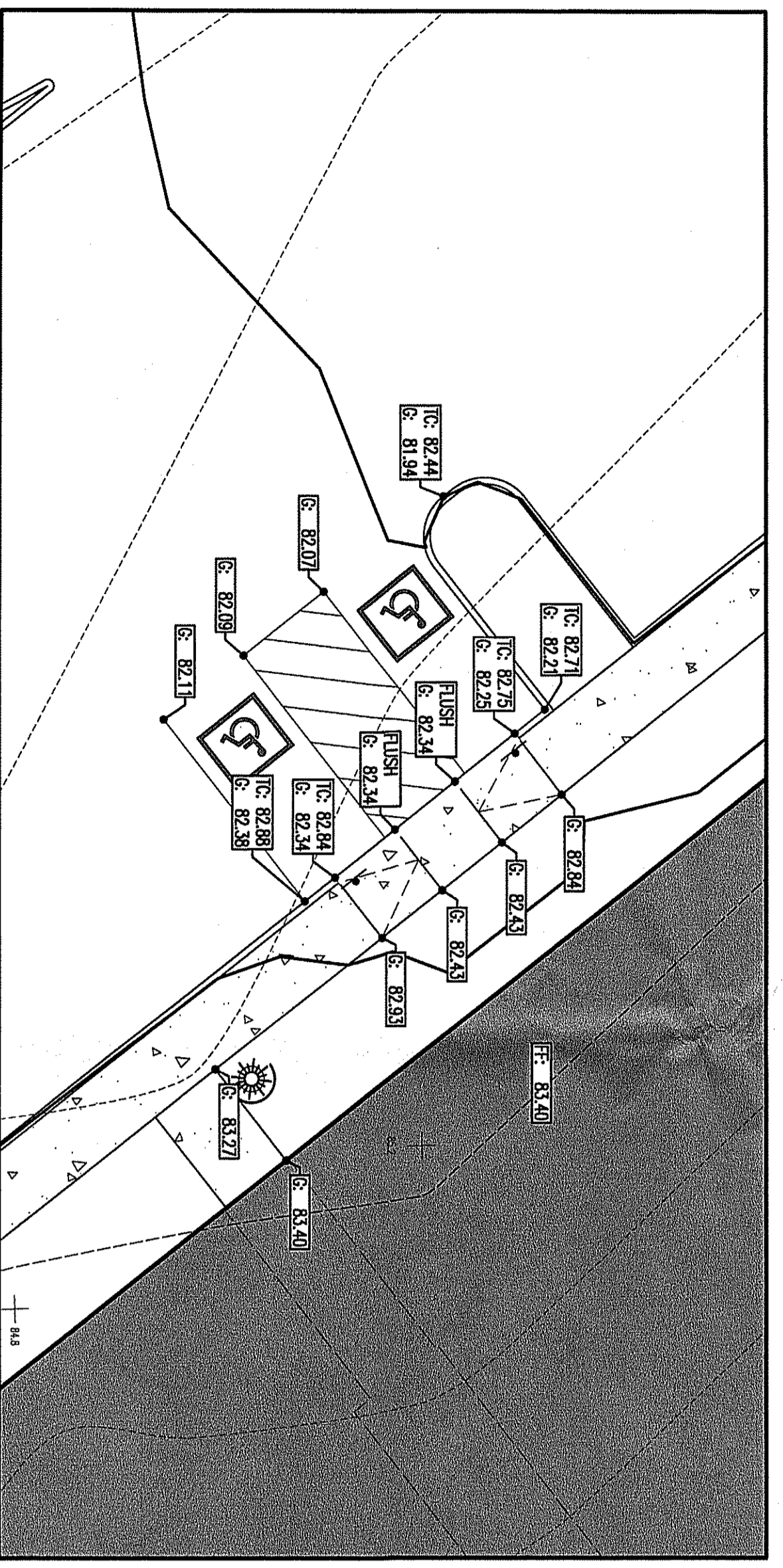
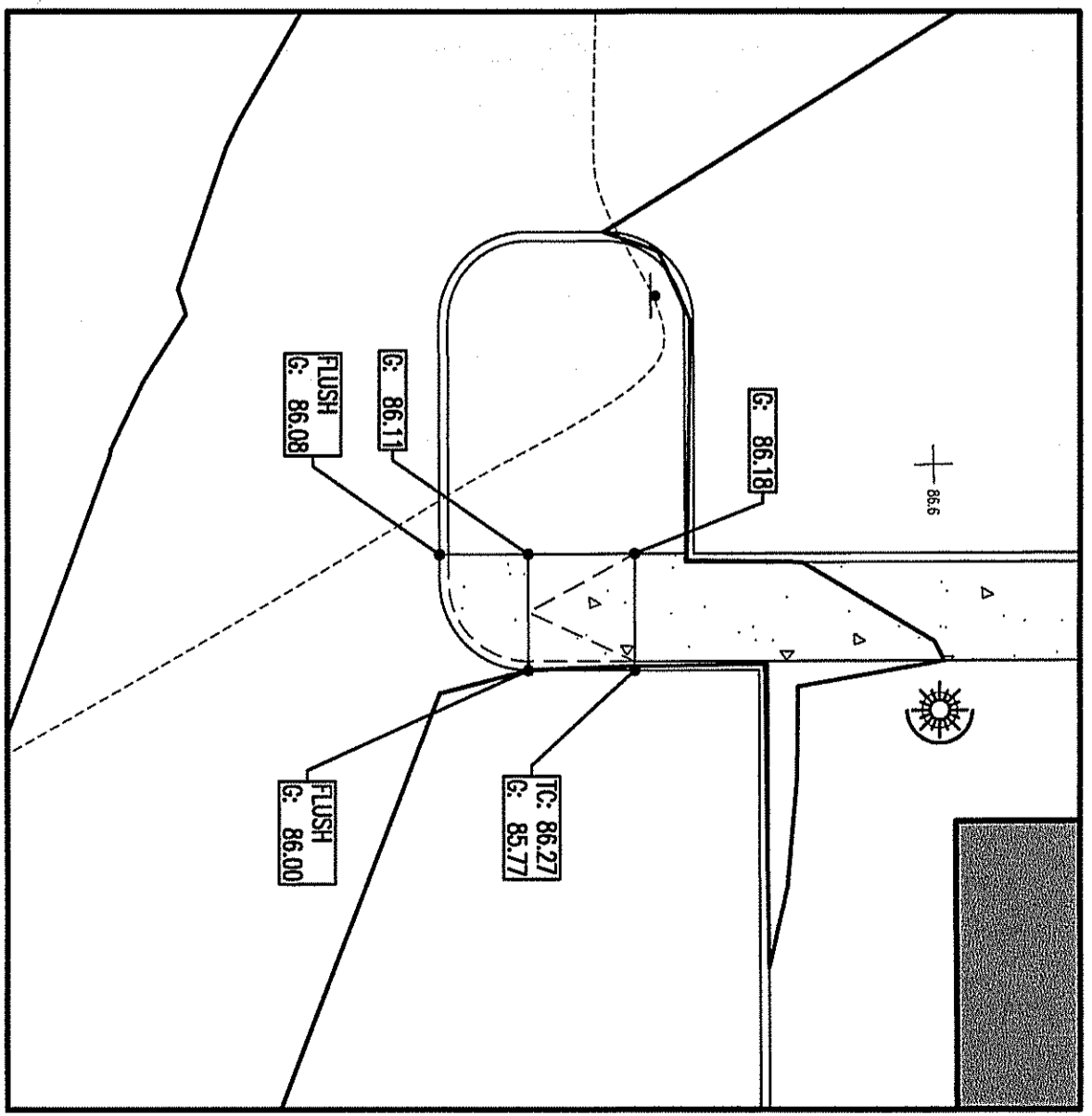
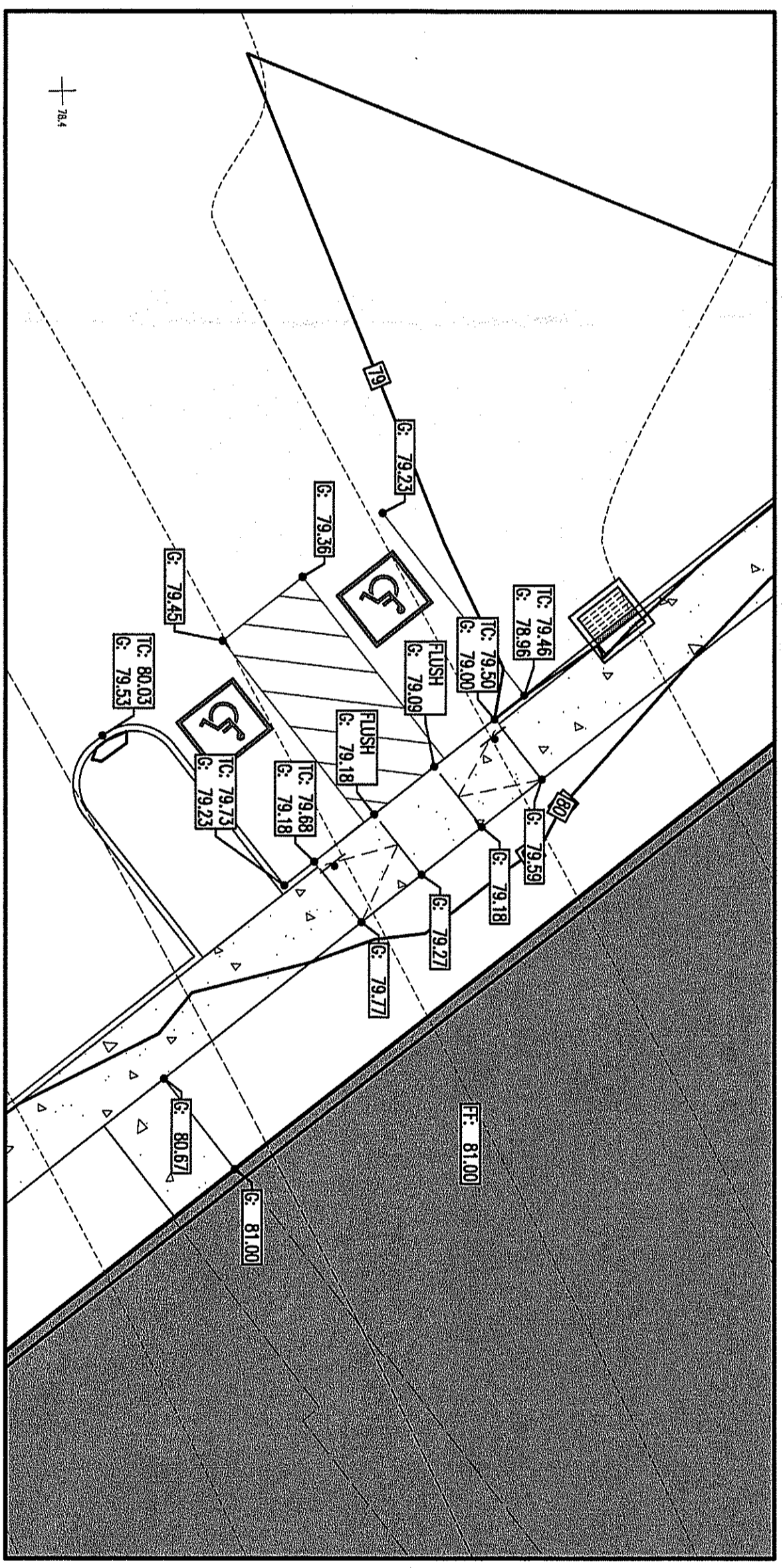
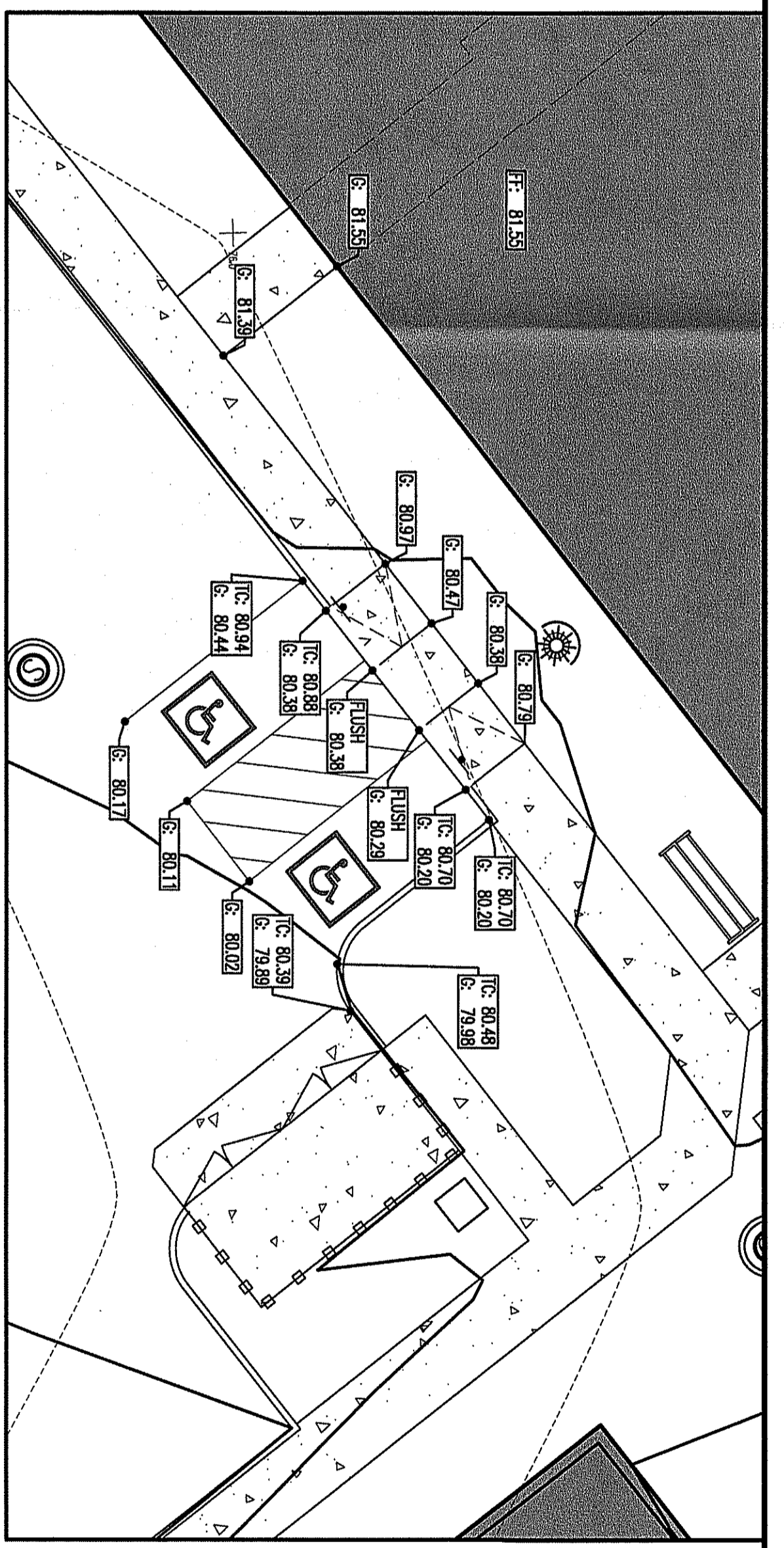
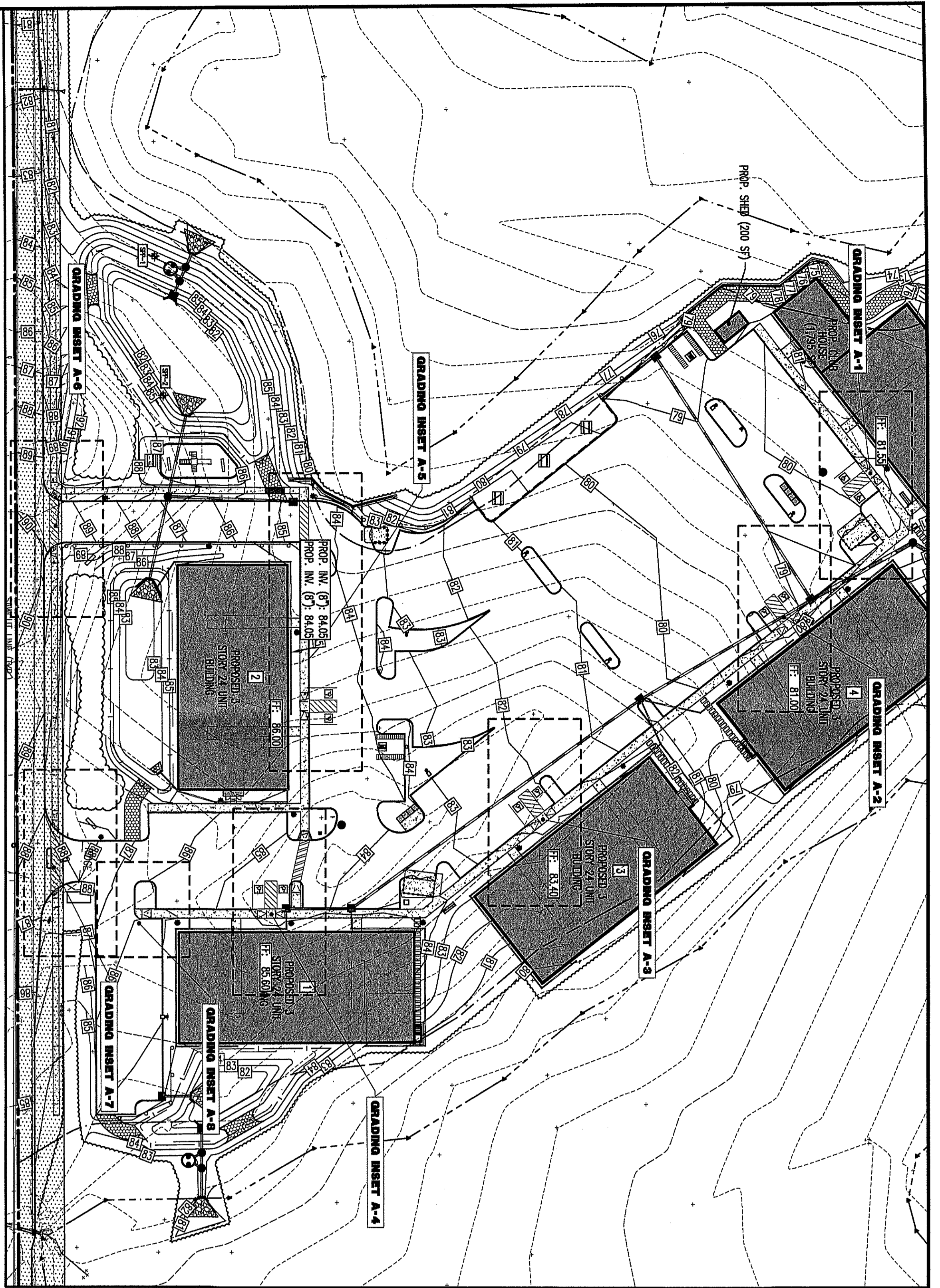
SEE SHEET 5 OF 25 FOR SITE PLAN NOTES

PAVEMENT LEGEND	
	PROPOSED FULL DEPTH PAVEMENT (FD-302)
	PROPOSED BASE COURSE PAVEMENT (BC-302)
	PROPOSED FULL DEPTH PAVEMENT (FD-302)
	PROPOSED FULL DEPTH PAVEMENT (FD-302)
	PROPOSED FULL DEPTH PAVEMENT (FD-302)

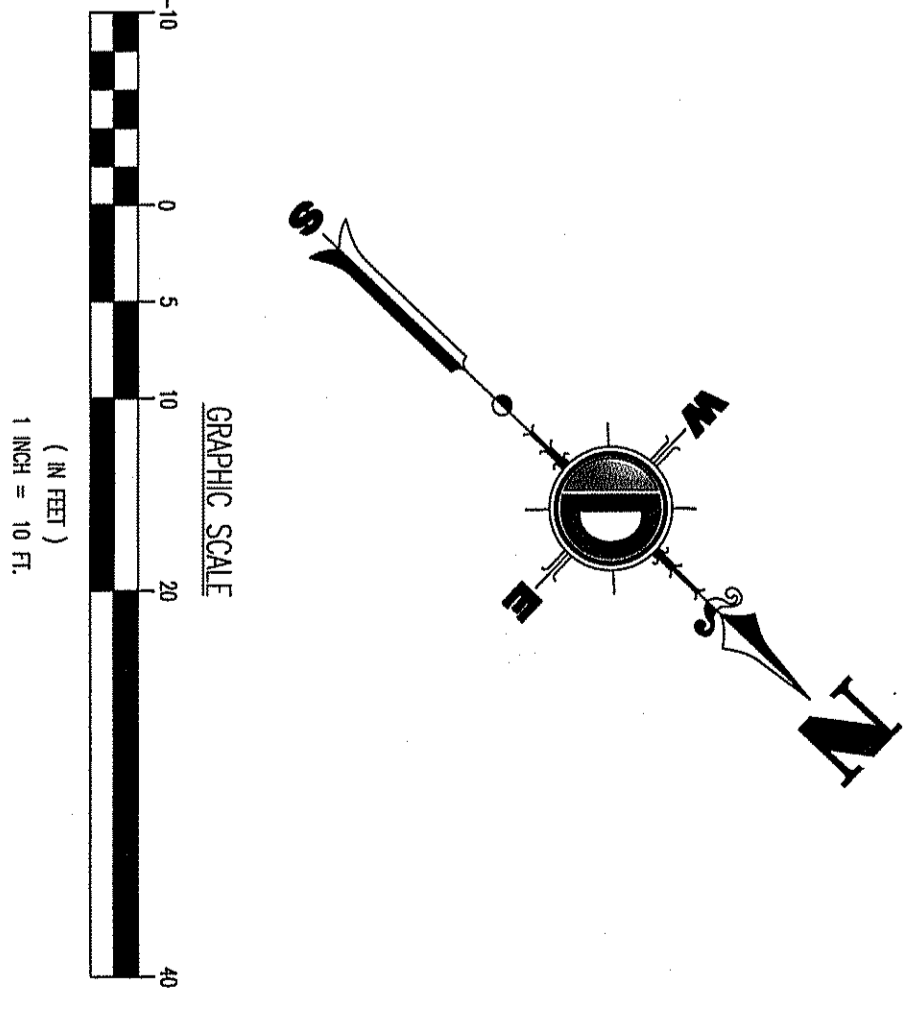


<p><b>6</b></p> <p>OF 25</p>	<p><b>SITE PLAN</b></p>	<p><b>STEVEN R. GATTANI</b>                  PROFESSIONAL ENGINEER                  NEW JERSEY LICENSE NO. 11985</p>	<p><b>BRETT W. SKAPINETS</b>                  PROFESSIONAL ENGINEER                  NEW JERSEY LICENSE NO. 11985</p>	<p><b>DYNAMIC ENGINEERING</b>                  LAND DEVELOPMENT CONSULTING • SURVEYING                  TRAFFIC ENGINEERING • PLANNING &amp; ZONING</p> <p>826 Newtown Yardley Road,                  Suite 201                  Newtown, PA 18940                  T: 267.486.0276   F: 267.486.0361</p> <p>Office conveniently located at:                  1000 N. 10th St., Suite 100, Allentown, PA 18101                  1000 N. 10th St., Suite 100, Allentown, PA 18101                  1000 N. 10th St., Suite 100, Allentown, PA 18101</p>	<p>THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DRAWN BY:</td> <td>ISSUED BY:</td> <td>CHECKED BY:</td> <td>DESIGNED BY:</td> </tr> <tr> <td>LZ/RRR</td> <td>SMM</td> <td>SRC</td> <td></td> </tr> </table> <p>PROJECT: <b>ASHBEL ASSOCIATES LLC</b>  <b>GREENWICH RESIDENTIAL DEVELOPMENT</b>                  BLOCK 18, LOT 18                  TEXAS ROAD AND GREENWOOD ROAD                  TOWNSHIP OF MARLBORO,                  MONMOUTH COUNTY, NEW JERSEY</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>COMMENTS</th> <th>AW</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>03/31/21</td> <td>REV. PER TOWNSHIP COMMENTS</td> <td></td> <td></td> </tr> </tbody> </table>	DRAWN BY:	ISSUED BY:	CHECKED BY:	DESIGNED BY:	LZ/RRR	SMM	SRC		REV.	DATE	COMMENTS	AW	BY	1	03/31/21	REV. PER TOWNSHIP COMMENTS			<p><b>DYNAMIC</b>                  ENGINEERING • SURVEY • TRAFFIC</p>
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LZ/RRR	SMM	SRC																						
REV.	DATE	COMMENTS	AW	BY																				
1	03/31/21	REV. PER TOWNSHIP COMMENTS																						





SEE SHEET 4 OF 28 FOR ADA GRADING PLAN NOTES



REV.	DATE	COMMENTS
1	03/31/21	REV. PER TOWNSHIP COMMENTS

DESIGNED BY:	RRR	CHECKED BY:	SMM
DRAWN BY:		CREATED BY:	SRC

PROJECT: **ASHBEL ASSOCIATES LLC GREENWICH RESIDENTIAL DEVELOPMENT**  
 BLOCK 113, LOT 18  
 TEXAS ROAD AND GREENWOOD ROAD  
 TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

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**DYNAMIC ENGINEERING**  
 LIMITED LIABILITY CORPORATION  
 GEOMETRIC • SURVEY • PLANNING & DESIGN  
 TRAFFIC • SIMULATED • ENVIRONMENTAL

826 Newtown Valley Road  
 Suite 201  
 Newtown, PA 18940  
 T: 287.486.0276 F: 287.486.0351

OFFICE CERTIFICATION: Registered Professional Engineer  
 State of Pennsylvania, No. 000134  
 License No. 000134  
 License Expiration Date: 12/31/2023

**STEVEN R. GATTANI**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 000134

**BRETT W. SKAPNETZ**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 000134

**GRADING ADA INSETS**

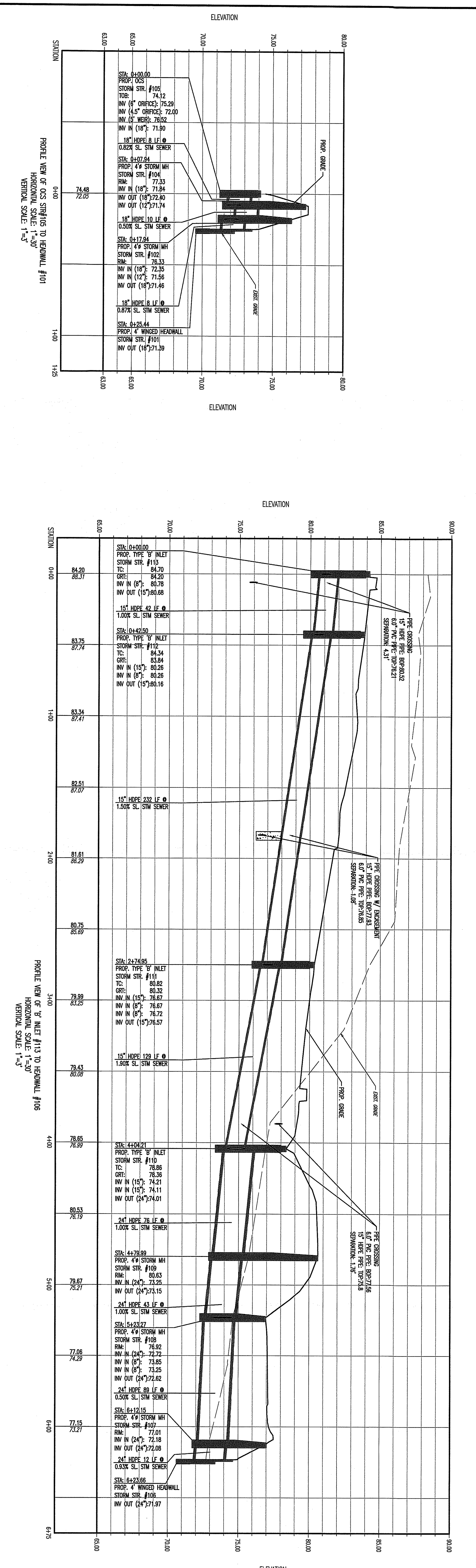
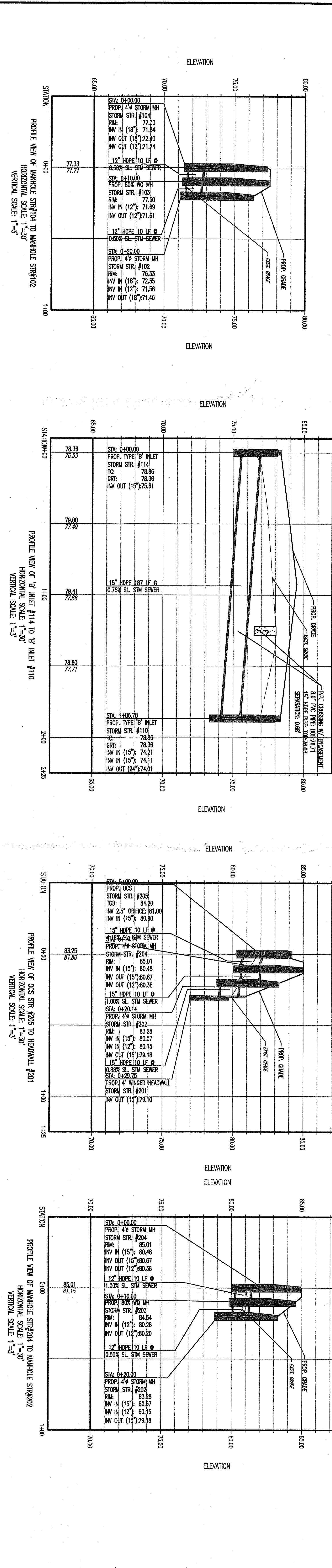
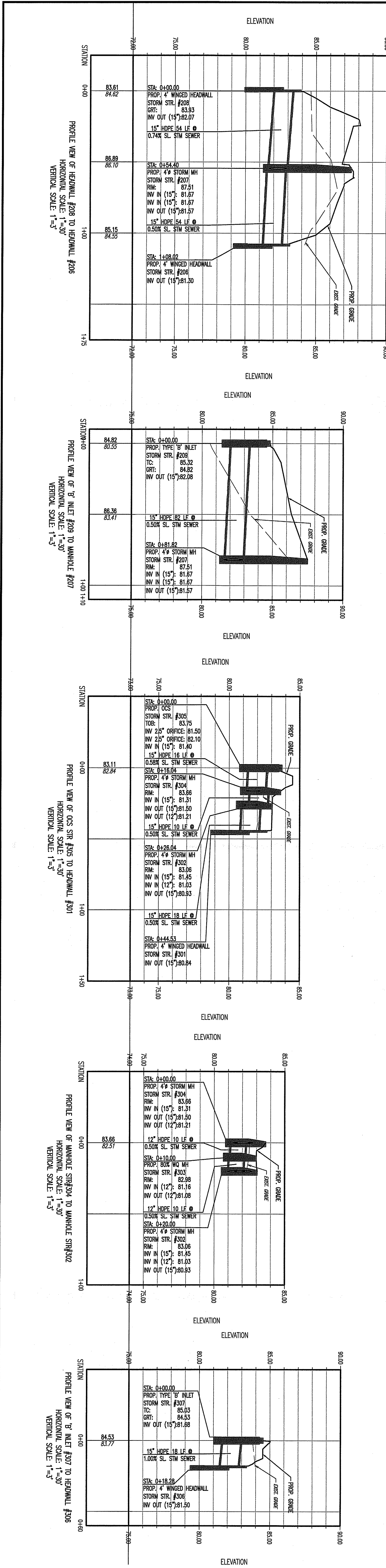
DATE: 01/20/21  
 SHEET NO.: 2841-99-001

**8**









**STORM PROFILES**

DATE: 01/20/21  
 SHEET: 11 OF 25

**STEVEN P. GATTAM**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 41985

**BRETT W. SKAPNETZ**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 41985

826 Newkirk Valley Road  
 Newark, NJ 07102  
 T: 201.485.0276 F: 201.485.0361

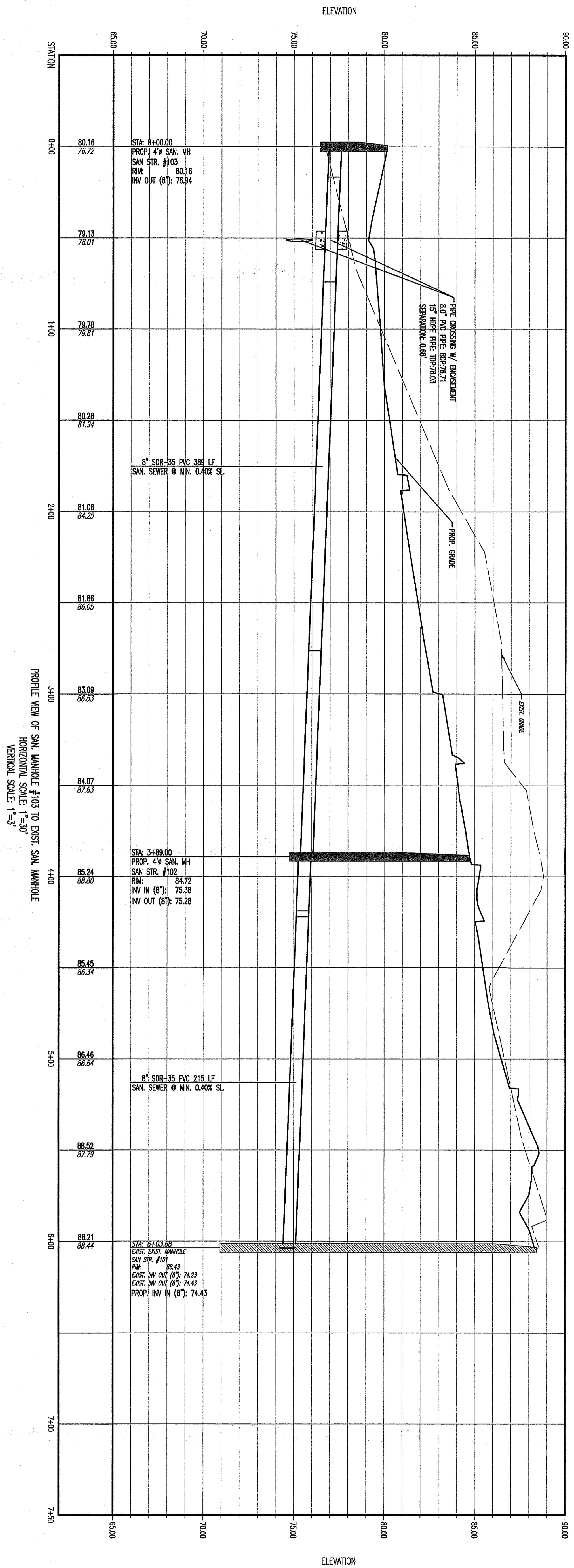
**DYNAMIC ENGINEERING**

PROJECT: ASHBEL ASSOCIATES LLC  
 GREENWICH RESIDENTIAL DEVELOPMENT  
 BLOCK 115, LOT 14  
 TEXAS ROAD AND GREENWOOD ROAD  
 TOWNSHIP OF MARLBORO,  
 MONMOUTH COUNTY, NEW JERSEY

DATE: 03/31/21  
 REV. PER TOWNSHIP COMMENTS

**DYNAMIC ENGINEERING**  
 SURVEY • TRAFFIC

DYNAMIC ENGINEERING & SURVEYING, INC. - 2018



PROFILE VIEW OF SAN. MANHOLE #103 TO EXIST. SAN. MANHOLE  
 HORIZONTAL SCALE: 1"=30'  
 VERTICAL SCALE: 1"=5'

PROJECT NO: 2841-99-001  
 SHEET NO: 12 OF 23  
 DATE: 01/20/21

TITLE:  
**SANITARY PROFILES**

**BRETT W. SKAPINEZ**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 11885

**STEVEN R. GATTAWAY**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 10914

**DYNAMIC ENGINEERING**  
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 GEOTECHNICAL & ENVIRONMENTAL  
 TRAFFIC & SURVEY & PLANNING & DESIGN  
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 T: 287.485.0276 F: 287.485.0351  
 www.dynamiceng.com

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DESIGNED BY: LIZ    CHECKED BY: SMW    DRAWN BY: SRC    DATE: 03/21/21

PROJECT: **ASHBEL ASSOCIATES LLC**  
**GREENWICH RESIDENTIAL DEVELOPMENT**  
 BLOCK 119, LOT 16  
 TEXAS ROAD AND GREENWOOD ROAD  
 TOWNSHIP OF MARLBORO,  
 MONMOUTH COUNTY, NEW JERSEY

REV.	DATE	COMMENTS	BY
1	03/21/21	REV. PER TOWNSHIP COMMENTS	AJW

