

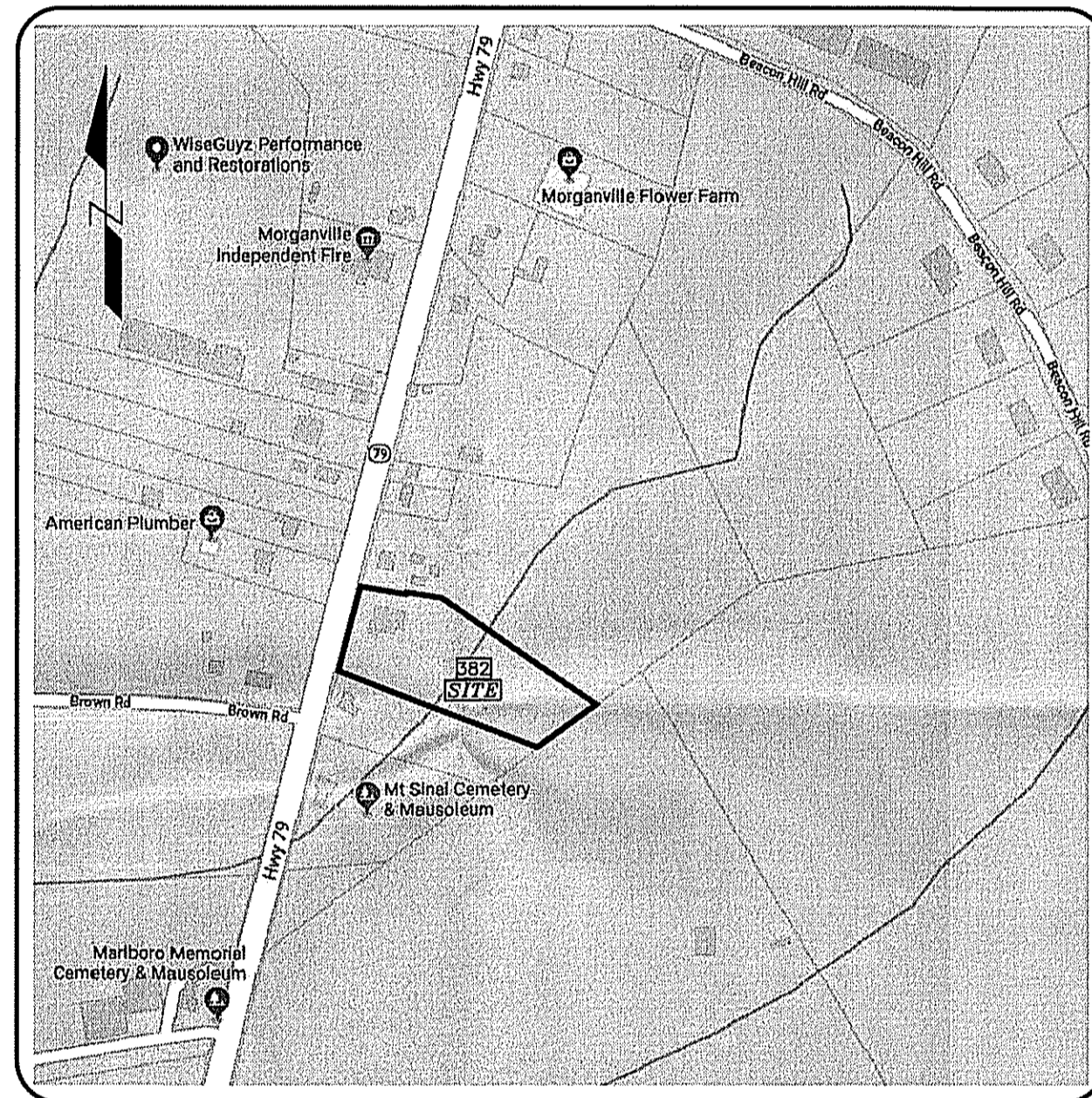
AMENDED SITE PLAN TOUCHSTONE VETERINARY CENTER 382 N.J.S.H. ROUTE 79 BLOCK 153, LOT 12 TOWNSHIP OF MARLBORO MONMOUTH COUNTY, NEW JERSEY

GENERAL NOTES

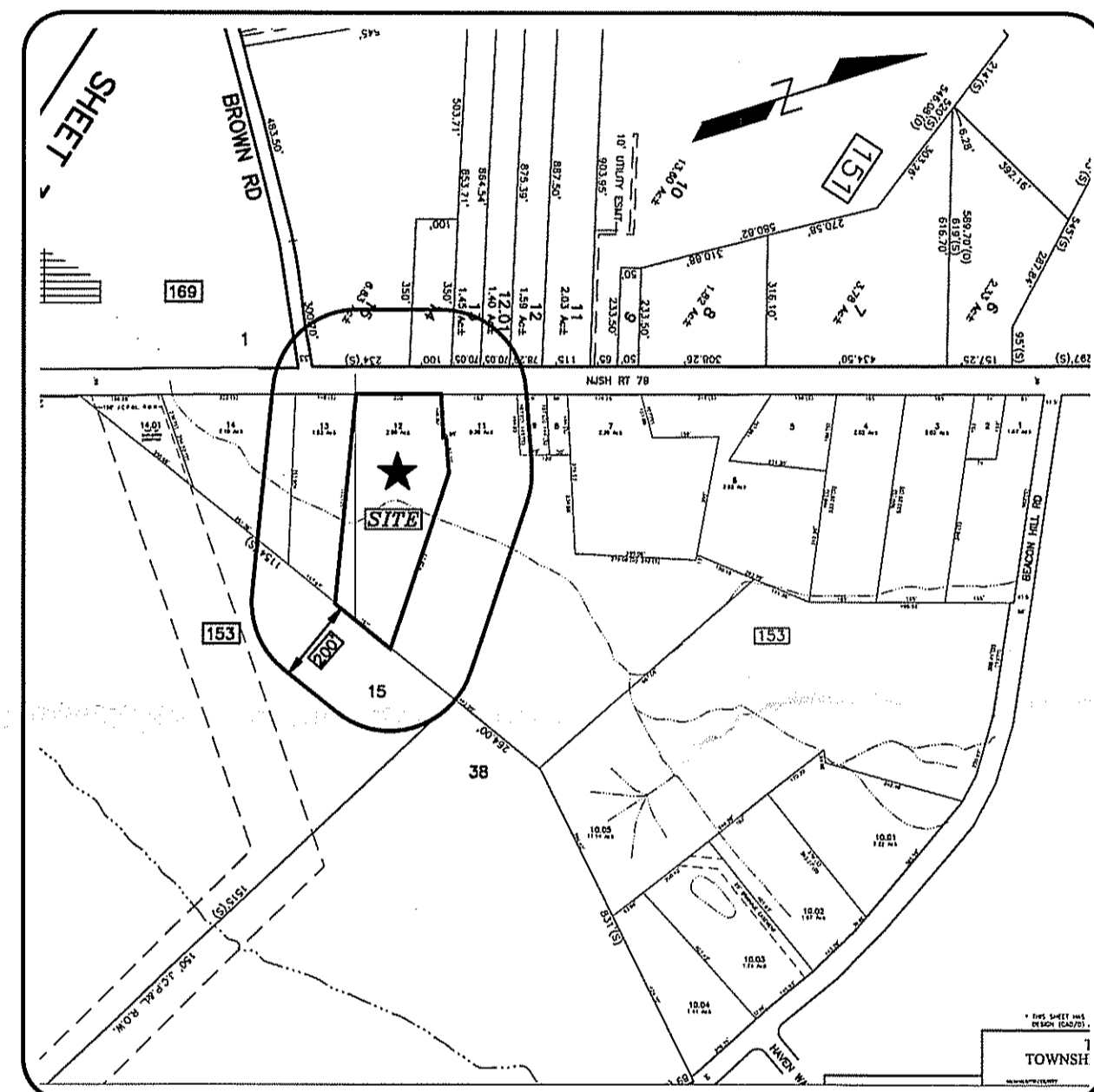
- SITE IS KNOWN AS BLOCK 153, LOT 12 AS DEPICTED ON SHEET 31 OF THE TOWNSHIP OF MARLBORO TAX MAPS. TOTAL LOT AREA IS 108,960.14 S.F. (2.501 ACRES).
- OWNER:** BLUE RIDGE PROPERTIES, LLC
c/o ANTHONY J. HATAB, ESQ.
P.O. BOX 7385
SHREWSBURY, NJ 07702
TEL: (732) 409-5125
APPLICANT: TOUCHSTONE VETERINARY CENTER
382 HIGHWAY 79
MORGANVILLE, NJ 07751
TEL: (732) 970-8500
- OUTBOUND & TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM A PLAN ENTITLED, "PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY, 382 N.J.S.H. ROUTE 79, BLOCK 153, LOT 12, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY KENNETH P. FRANK, PLS, DATED NOVEMBER 8, 2019.
- HORIZONTAL CONTROL BASED ON N.J. PLANE COORDINATE SYSTEM (NAD '83). VERTICAL DATUM BASED ON NAVD 1988.
- THE SITE IS LOCATED WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 34025C0151F EFFECTIVE DATE SEPTEMBER 25, 2009.
- FRESHWATER WETLANDS LINE DELINEATED IN THE FIELD BY DOUBOIS ENVIRONMENTAL AND SURVEYED BY KENNETH P. FRANK, PLS IN OCTOBER, 2019.
- THE PROPERTY IS LOCATED WITHIN THE "C-5 COMMERCIAL SERVICE" DISTRICT.
- APPLICANT PROPOSES TO AMEND THE PRIOR APPROVAL BY CONSTRUCTING A 3,615 S.F. (FOOTPRINT) ADDITION TO THE EXISTING BUILDING. THE BUILDING WILL NOT CONTAIN A BASEMENT (THE PRIOR APPROVAL PROPOSED A BASEMENT). THE SECOND FLOOR HAS BEEN INCREASED IN SIZE TO OFFSET THE BASEMENT ELIMINATION. THIS CHANGE INCREASED THE CALCULATED PARKING DEMAND BY ONE SPACE, WHICH INCREASES PARKING DEMAND TO 32 SPACES.
- THE HOURS OF OPERATION OF THE VETERINARY HOSPITAL ARE MONDAY & THURSDAY 9:00 AM - 7:00 PM; TUESDAY, WEDNESDAY & FRIDAY 9:00 AM - 5:00 PM; SATURDAY 9:00 AM - 1:00 PM; SUNDAY CLOSED. AT THE PEAK SHIFT, THERE ARE ANTICIPATED TO BE A TOTAL OF 8 DOCTORS AND STAFF PRESENT.
- DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES, ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
- CONSTRUCTION OF SITE IMPROVEMENTS AND BUILDINGS SHALL BE IN COMPLIANCE WITH THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (R.S.I.S.), APPLICABLE BUILDING CODES, FEDERAL AND STATE BARRIER FREE AND A.D.A. REQUIREMENTS, TOWNSHIP DESIGN STANDARDS, AND NOISE CODE.
- THE EXISTING BUILDING IS PRESENTLY CONNECTED TO PUBLIC WATER & SERVED BY PRIVATE SEPTIC DISPOSAL SYSTEM. A NEW SEPTIC DISPOSAL SYSTEM IS PROPOSED.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIALS AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
- STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR SAME.
- THE OWNER IS RESPONSIBLE FOR SITE SAFETY. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(F) (OSHA COMPETENT PERSON).
- THESE PLANS DEPICT VARIOUS IMPROVEMENTS TO BE LOCATED ON THE PROPERTY IN QUESTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT SAID IMPROVEMENTS ARE STAKED OUT IN THE CORRECT LOCATIONS, BOTH HORIZONTALLY AND VERTICALLY, BY RETAINING A NEW JERSEY LICENSED LAND SURVEYOR. THE ENGINEER SHALL NOT BEAR ANY RESPONSIBILITY OR LIABILITY FOR THE CONSTRUCTION OF ANY PROPOSED IMPROVEMENTS, SPECIFICALLY IF BUILT IN LOCATIONS OTHER THAN THOSE DEPICTED, OR AT ELEVATIONS THAT DIFFER FROM THE PLAN.
- UPON ISSUANCE OF CONSTRUCTION DOCUMENTS, IT IS EXPLICITLY UNDERSTOOD THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE PROSECUTION OF THE WORK, THE MEANS AND METHODS OF CONSTRUCTION, PROTECTION OF ADJACENT STRUCTURES OR PROPERTY, AND IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE WHATSOEVER TO ANY PROPERTY, INCLUDING OFFSITE LANDS, ASSOCIATED WITH CONSTRUCTION OF THE PROJECT.
- OFFICE TRASH TO BE ACCOMMODATED IN CANS AND RECEPTACLES. A TRASH ENCLOSURE IS PROPOSED. TRASH PICKUP WILL BE BY PRIVATE HAULER. APPLICATION WILL RECYCLE WASTE AS PER N.J.A.C. 7:26A. MEDICAL WASTE IS PICKED UP BY PRIVATE HAULER.
- PRIOR TO ORDERING ANY MATERIALS OR COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE ENGINEER TO VERIFY THAT THE CONSTRUCTION DOCUMENTS ARE THE MOST CURRENT VERSION OF THE APPROVED PLANS.

PROPERTY OWNERS WITHIN 200 FT.

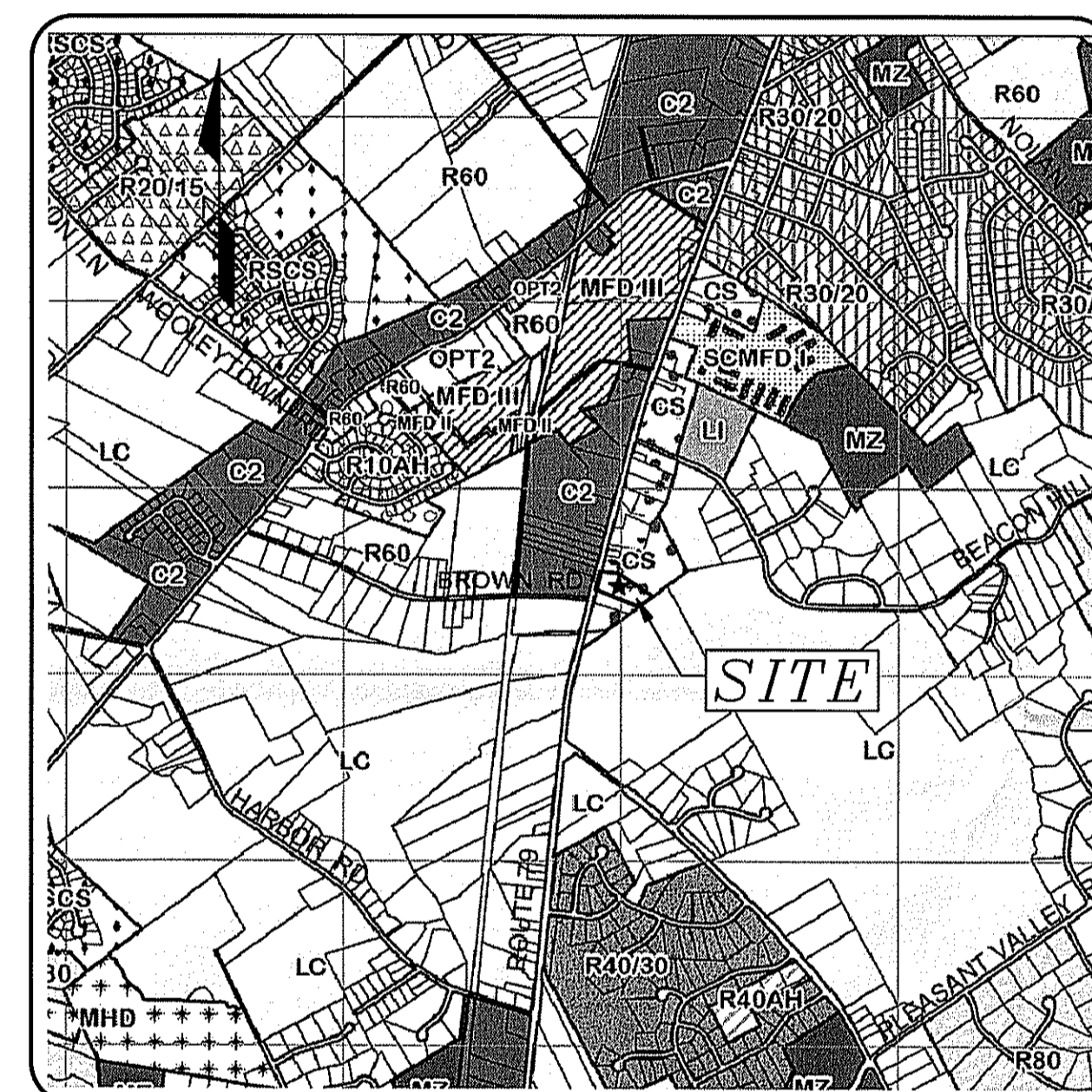
Marlboro Township Parcel Offset List	
Block-Lot: 153-12 BLUE RIDGE PROPERTIES, LLC 382 ROUTE 79 13 parcels full within 200 feet of this parcel(s)	
Block-Lot: 153-18 RSE, ANTHONY & WARD L 5 BROWN ROAD MORGANVILLE, NJ 07751 RE: 382 ROUTE 79	Block-Lot: 153-19 MORGANVILLE, NJ 07751 RE: 382 ROUTE 79
Block-Lot: 153-13 MORGANVILLE, NJ 07751 RE: 382 ROUTE 79	Block-Lot: 153-14 MORGANVILLE, NJ 07751 RE: 382 ROUTE 79
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KEY MAP
SCALE: 1" = 400' ±



TAX MAP SHEET Nos. 15, 30, 31 & 34
SCALE: 1" = 400' ±



ZONING MAP
SCALE: 1" = 1,800' ±

UTILITY COMPANIES

FOR YOUR CONVENIENCE, LISTED BELOW ARE THE PUBLIC UTILITIES:

MONMOUTH COUNTY PLANNING BOARD
PO BOX 1255
FREEHOLD, NJ 07728

W.M.U.A.
103 PENSION ROAD
ENGLISHTOWN, NJ 07726
ATTENTION: KATHY LEATHERMAN

MARLBORO TOWNSHIP WATER UTILITY
1979 TOWNSHIP DRIVE
MARLBORO, NJ 07746

GORDONS CORNER WATER UTILITY
27 VANDERBURG ROAD
MARLBORO, NJ 07746

N.J. NATURAL GAS COMPANY
1415 WYCOFF ROAD
WALL, NJ 07719
ATTENTION: FRANK GRAF

CABLEVISION OF MONMOUTH
40 PINE STREET
TINTON FALLS, NJ 07753

VERIZON NEW JERSEY INC
789 WAYSIDE ROAD
NEPTUNE, NJ 07753

JERSEY CENTRAL POWER AND LIGHT COMPANY
101 CRAWFORD CORNER ROAD
HOLMDEL, NJ 07733

PLEASE ALSO NOTIFY:

STATE OF NJ DEPARTMENT OF TRANSPORTATION
190 DANIELS WAY
FREEHOLD, NJ 07728

UTILITY NOTES

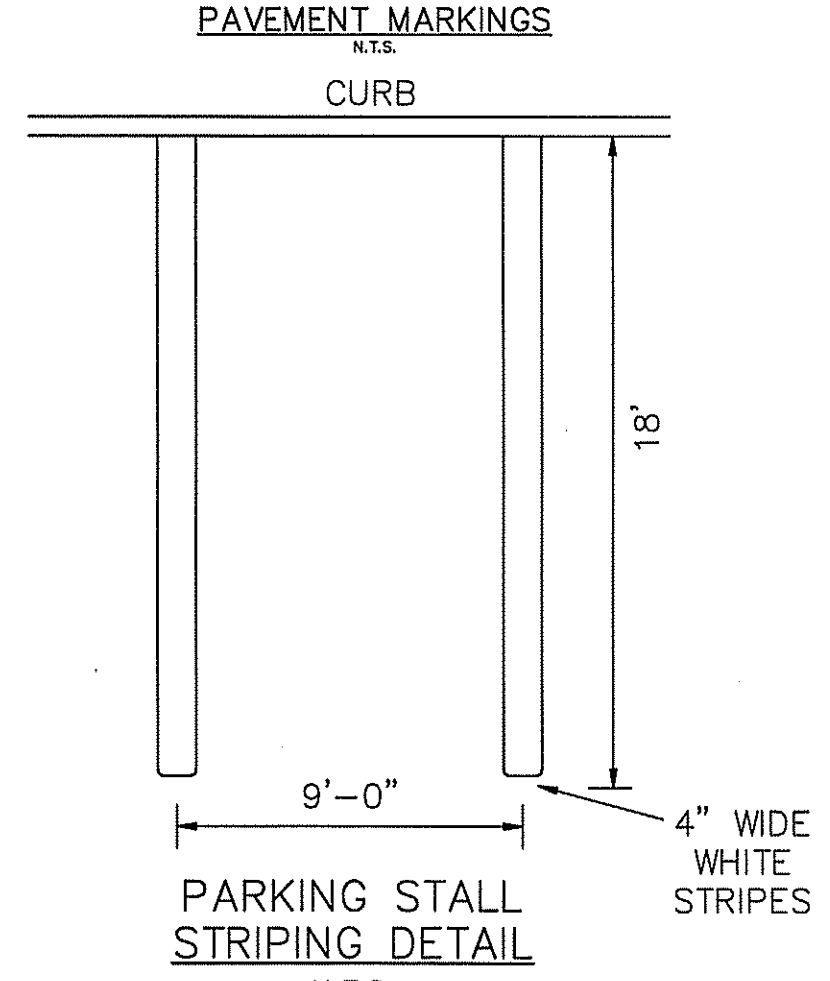
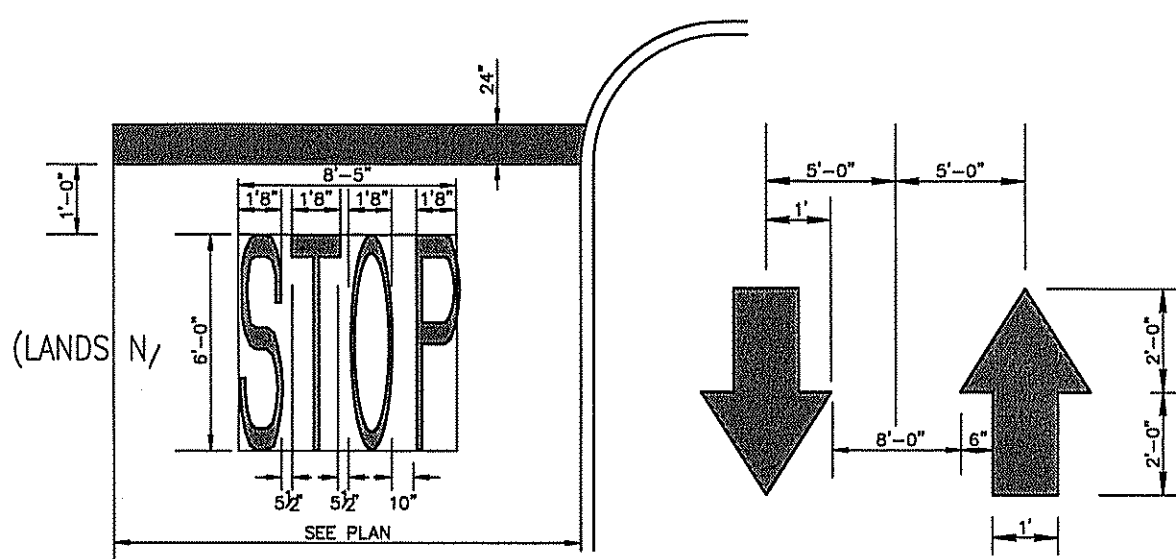
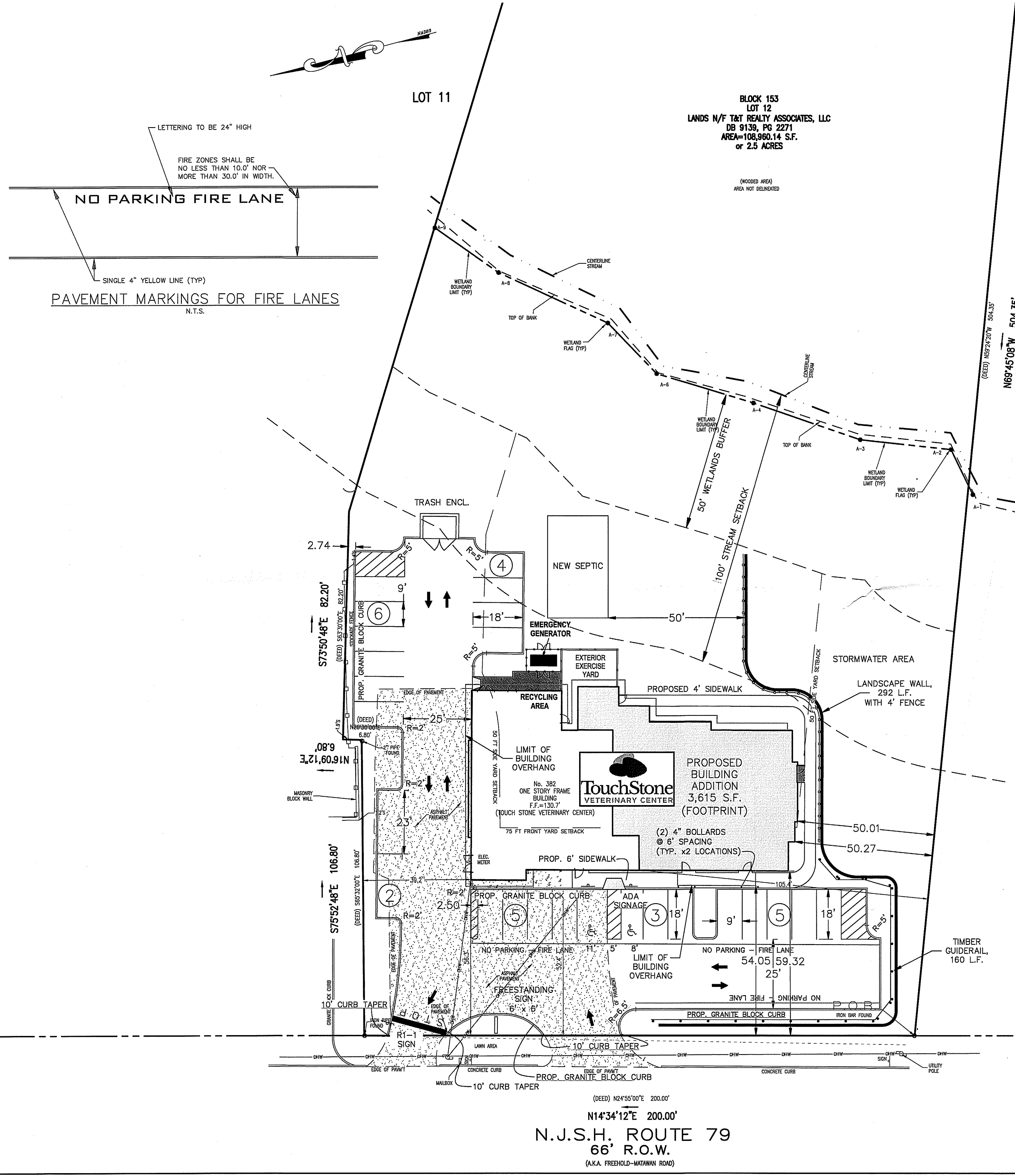
- EXISTING UTILITY INFORMATION IS BASED ON INFORMATION OF RECORD AND HAS BEEN GATHERED FROM NUMEROUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND REQUEST A MARKOUT BY CONTACTING N.J. ONE-CALL AT (800) 272-1000. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. THE ELECTRIC COMPANY, TELEPHONE & CATV PROVIDERS WILL DETERMINE IF UNDERGROUND SERVICES CAN BE PROVIDED. IF NOT, THEN THOSE UTILITIES SHALL BE OVERHEAD.
- A ROAD OPENING PERMIT MAY BE REQUIRED TO CONNECT CERTAIN UTILITIES TO OFF-SITE FACILITIES. THE CONTRACTOR SHALL OBTAIN THIS PERMIT BY CONTACTING THE STATE ROAD DEPARTMENT.
- ALL TRENCHES SHALL BE BACKFILLED WITHOUT DELAY. OPEN TRENCHES SHALL BE KEPT TO A MINIMUM AND PROTECTED AND/OR COVERED WITH STEEL PLATES WHEN WORK IS NOT IN PROGRESS.

DRAWING INDEX

SHEET NO.	DESCRIPTION	DATE	REVISION DATE
1	COVER SHEET	04-07-20	06-25-21
2	SITE LAYOUT PLAN	04-07-20	06-25-21

C-5 COMMERCIAL SERVICE DISTRICT ZONE REQUIREMENTS

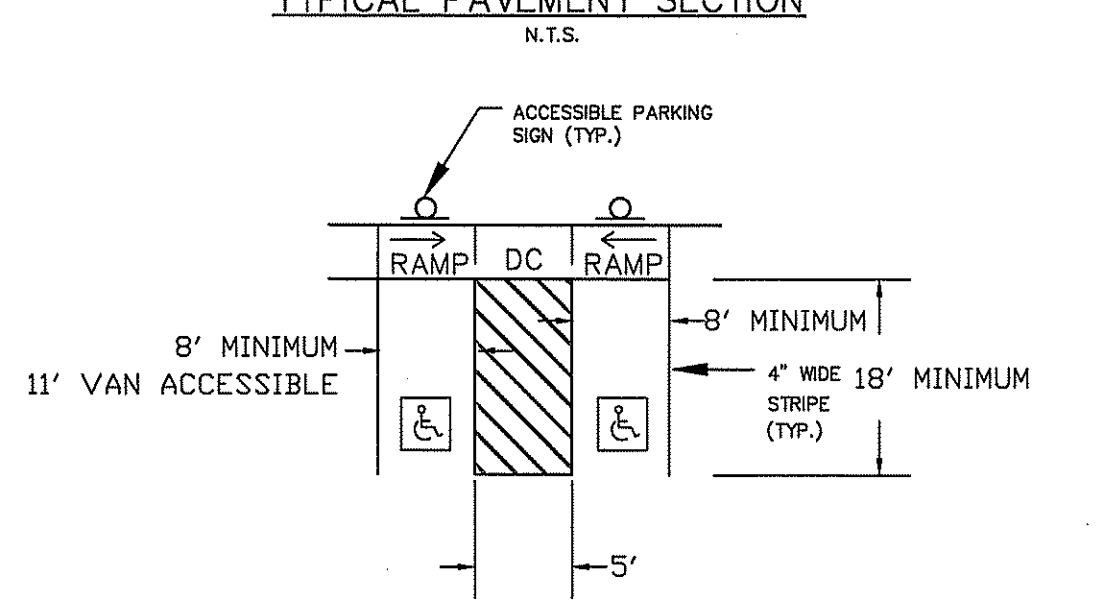
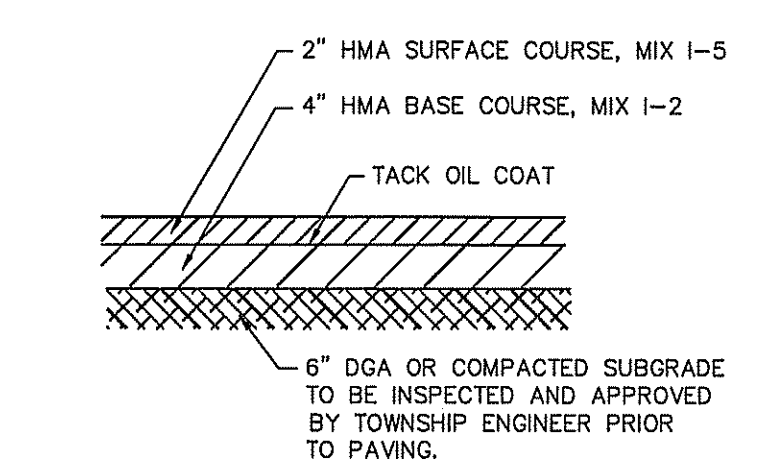
	REQUIRED	PROPOSED	VARIANCE REQ.
MINIMUM LOT AREA	2 ACRES 87,120 SF	2.501 ACRES 108,960.14 S.F.	NO



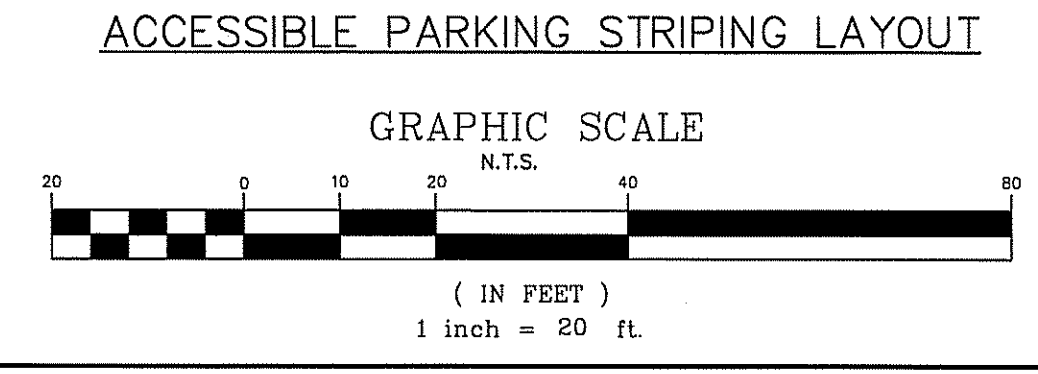
PAVEMENT MARKING LEGEND
UNLESS OTHERWISE SHOWN, PAVEMENT MARKINGS SHOULD CONFORM TO THE FOLLOWING:

STOP BAR	-24" WIDE SOLID WHITE LINE
PARKING STALL LINES	-4" WIDE SOLID WHITE LINE
HANDICAP STALL LINES	-4" WIDE SOLID BLUE LINE
HANDICAP HATCH LINES	-4" WIDE SOLID BLUE LINE -SPACED 3" O.C. -ANGLED 45° TO PARKING DIRECTION
NO PARKING HATCH LINES	-4" WIDE SOLID YELLOW LINE -SPACED 3" O.C. -ANGLED 45° TO PARKING DIRECTION

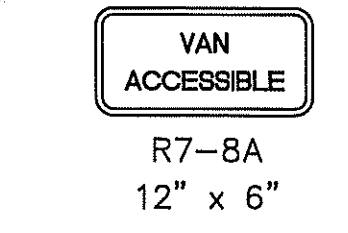
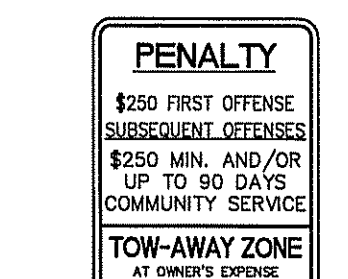
NOTES:
1) ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2) ALL CONFLICTING SIGNS, TREES AND OTHER OBSTRUCTIONS SHALL BE REMOVED AS PART OF THE CONSTRUCTION.
3) ALL STRIPING IN THE DIRECTION OF TRAVEL SHALL BE LONG-LIFE EPOXY RESIN. STRIPING PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE THERMOPLASTIC.



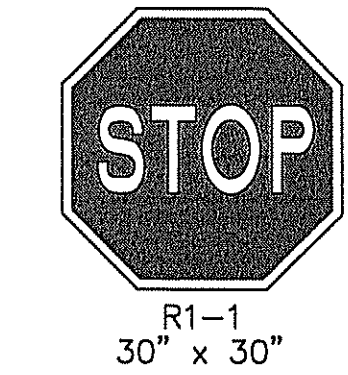
- NOTES:
1. ALL STALLS SHALL BE A MINIMUM OF 8' x 18'.
2. SPACES DESIGNATED AS BEING "VAN ACCESSIBLE" SHALL BE 11' x 18' AND SHALL BE ADJACENT TO ACCESSIBLE WITH A MIN. WIDTH OF 5 FEET.
3. PROPOSED STRIPING SHALL BE BLUE IN COLOR.
4. STRIPING SHALL BE LONG-LIFE EPOXY RESIN OR THERMOPLASTIC.



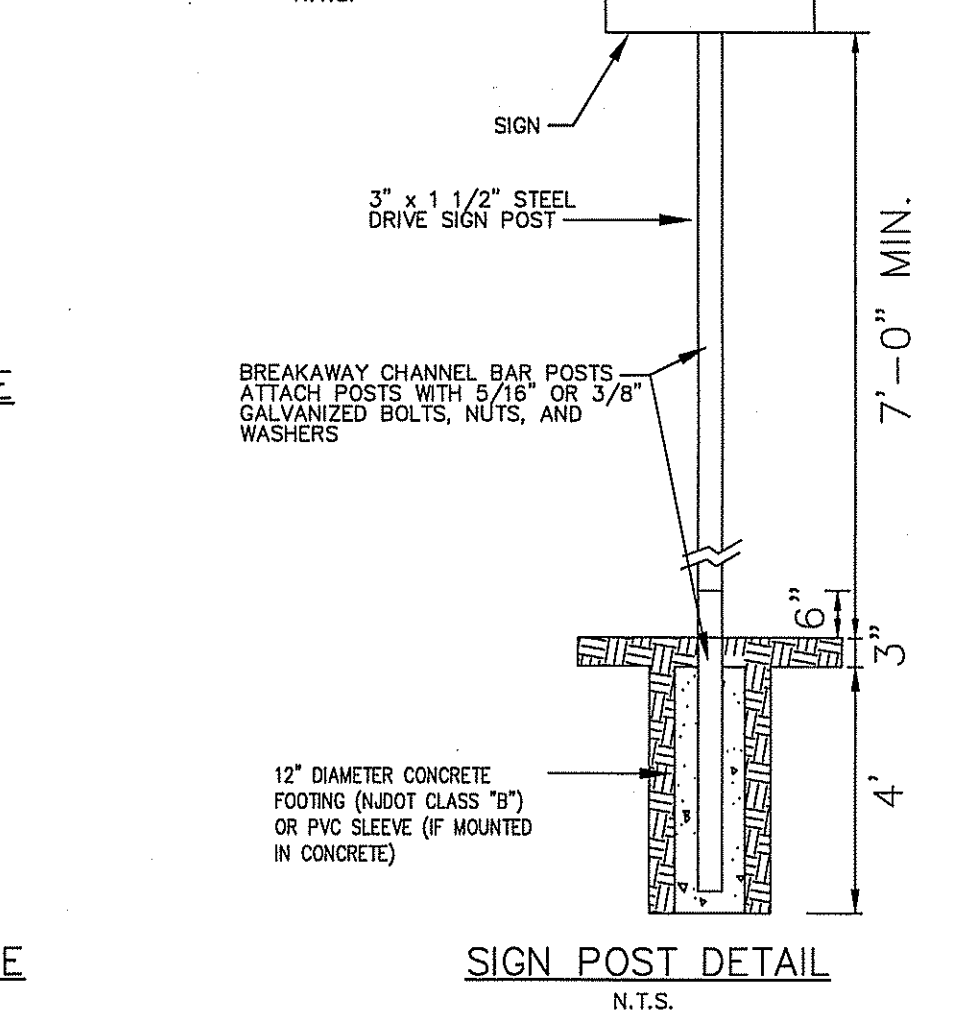
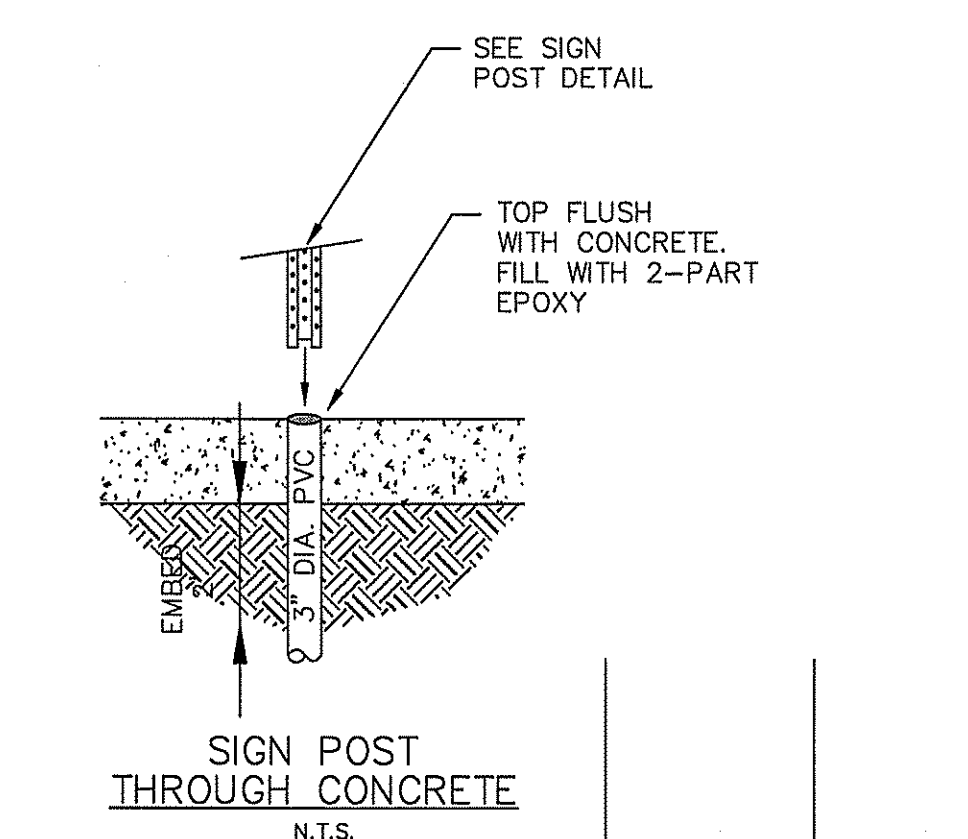
- SITE IMPROVEMENT NOTES**
- ALL SIGNS, STRIPING, AND DEVICES FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.), LATEST EDITION.
 - ALL JOINTS WITH EXISTING PAVED AREAS/ROADS SHALL BE CONSTRUCTED WITH A NEAT SAWCUT AND KEYWAY. JOINTS WITH EXISTING CONCRETE SHALL BE SAWCUT AND A BITUMINOUS MATERIAL PROVIDED AS AN EXPANSION JOINT FILLER.
 - ALL PARKING STALLS TO BE 9' x 18' UNLESS OTHERWISE NOTED ON THE PLANS.
 - SIDEWALKS, APRONS, RAMP, AND CURBS TO BE CONSTRUCTED OF N.J.D.O.T. CLASS "C", 4,500 PSI CONCRETE OR AS INDICATED IN THE CONSTRUCTION DETAILS.
 - SHOP DRAWINGS SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.
 - DEPRESSED CURBS AT ALL CURB RAMP SHALL BE CONSTRUCTED OUT OF CONCRETE.
 - IF CURB WORK IN THE NJDOT RIGHT-OF-WAY IS REQUIRED, IT IS RECOMMENDED TO BE CONSTRUCTED BY FACE FORM METHOD TO AVOID DISTURBANCE OF EXISTING ROADWAY PAVEMENT ASPHALT.
 - EXISTING PARKING LOT TO RECEIVE A 2" MILL AND OVERLAY TO CREATE ONE CONSISTENT FINISHED PARKING LOT UPON COMPLETION OF CONSTRUCTION.



A.D.A. SIGNAGE N.T.S.



TRAFFIC SIGNAGE N.T.S.



2	06-25-21	REVISED BUILDING FOOTPRINT
1	12-18-20	RESOLUTION COMPLIANCE, REVISED PER NJDOT COMMENTS
NO.	DATE	DESCRIPTION
TOUCHSTONE VETERINARY CENTER		
382 ROUTE 79		
SITE LAYOUT PLAN		
BLOCK 153, LOT 12		
TAX MAP SHEET NO. 31		
TOWNSHIP OF MARLBORO		MONMOUTH COUNTY, NEW JERSEY
EAST POINT ENGINEERING, LLC		
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 246A28169800		
11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180		DATE: 06-25-21 SCALE: 1" = 20' PROJECT NUMBER: 19-184 CHECKED BY: BNP
MARD S. LEBER N.J. PROFESSIONAL ENGINEER, LICENSE NO. 34804A982400 N.J. PROFESSIONAL PLANNER, LICENSE NO. 38100089800		DATE: 06-25-21 PROJECT NUMBER: 19-184 CHECKED BY: BNP SHEET NO. 2 OF 2

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