

# AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN FOR MARLBORO MEDICAL ARTS BUILDING C

## BLOCK 213, LOT 8.01 TAX MAP SHEET #89 479 ROUTE 520

## TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NJ

**PROPERTY OWNERS WITHIN 200'**

BLK	LOT	QUAL	CSA	PROPERTY OWNER	PROPERTY LOCATION	ADD'L DATA
139	13		150	150 BLDG REFORMED CENTER RD BOX 153 MARLBORO, NJ	480 ROUTE 520	
159	14		150	STATE OF NJ-500 ONE ERM PLAZA EAST MARLBORO, NJ	ROUTE 520	
207	22.01		4A	ERIN, RONALD A BARBARA 400 BROAD ST. MARLBORO, NJ	480 ROUTE 520	
213	6		4A	479-0820, LLC 48 BROAD ST/SPRING ROAD MARLBORO, NJ	479 ROUTE 520	
213	10		150	ST. CHARLES CHURCH 100 NORTH MAIN STREET MARLBORO, NJ	100 NORTH MAIN STREET	
213	49.02		150	STATE OF NJ-500 ONE ERM PLAZA EAST MARLBORO, NJ	JEFFERSON DRIVE	
214	1		2	CAROLA CAMERON BRADSHAW REALTY, LLC 487 ROUTE 520 MARLBORO, NJ		

**UTILITY CONTACTS**

FOR YOUR CONVENIENCE, LISTED BELOW ARE THE PUBLIC UTILITIES:

MONMOUTH COUNTY PLANNING BOARD  
PO BOX 1255  
FREEHOLD, NJ 07728

W.M.I.A.  
103 PENSION ROAD  
ENGLISHTOWN, NJ 07726  
ATTENTION: KATEY LEATHERMAN

MARLBORO TOWNSHIP WATER UTILITY  
1979 TOWNSHIP DRIVE  
MARLBORO, NJ 07746

GORDON'S CORNER WATER UTILITY  
27 VANDERBURG ROAD  
MARLBORO, NJ 07746

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

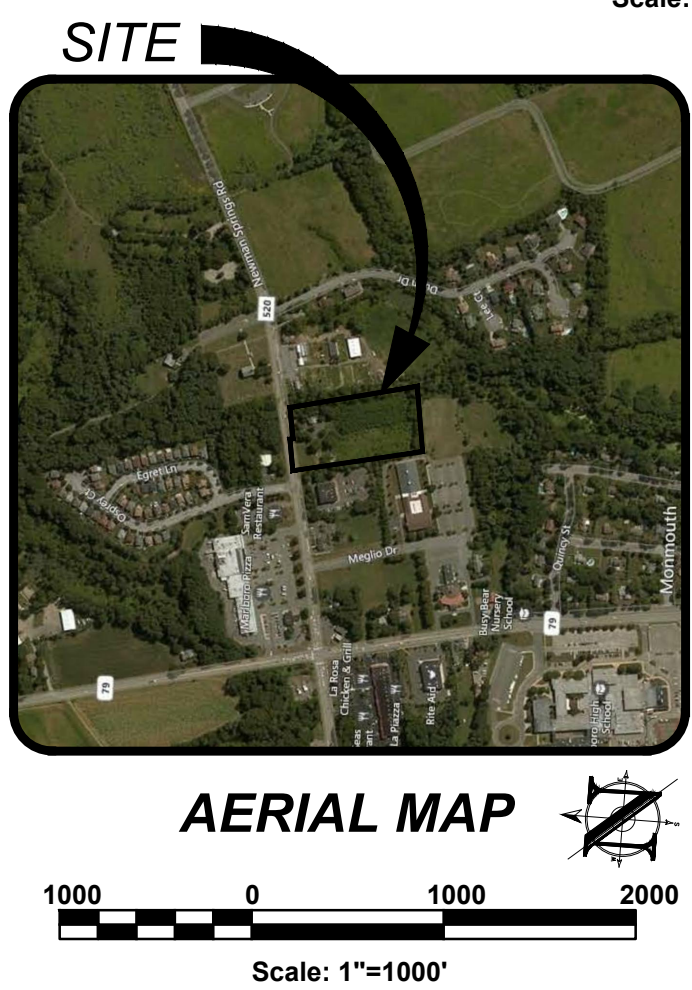
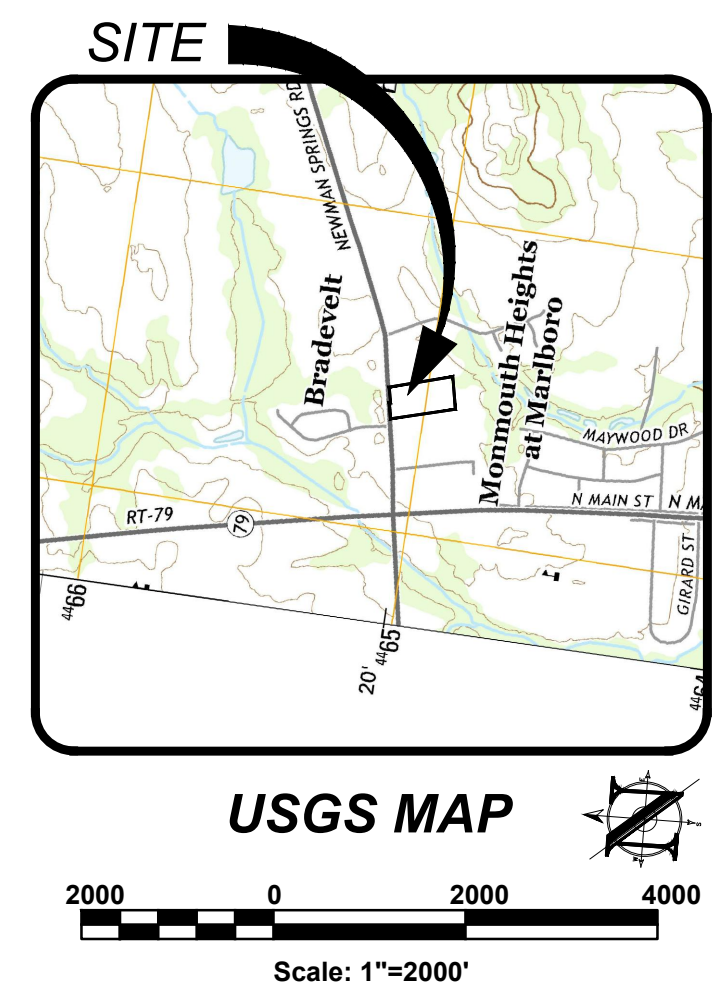
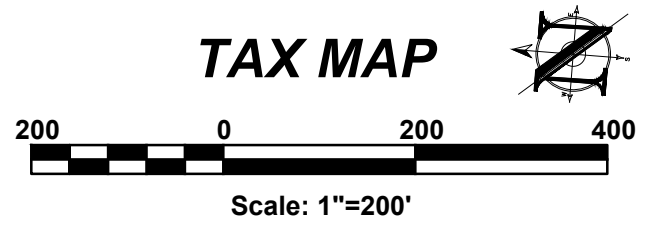
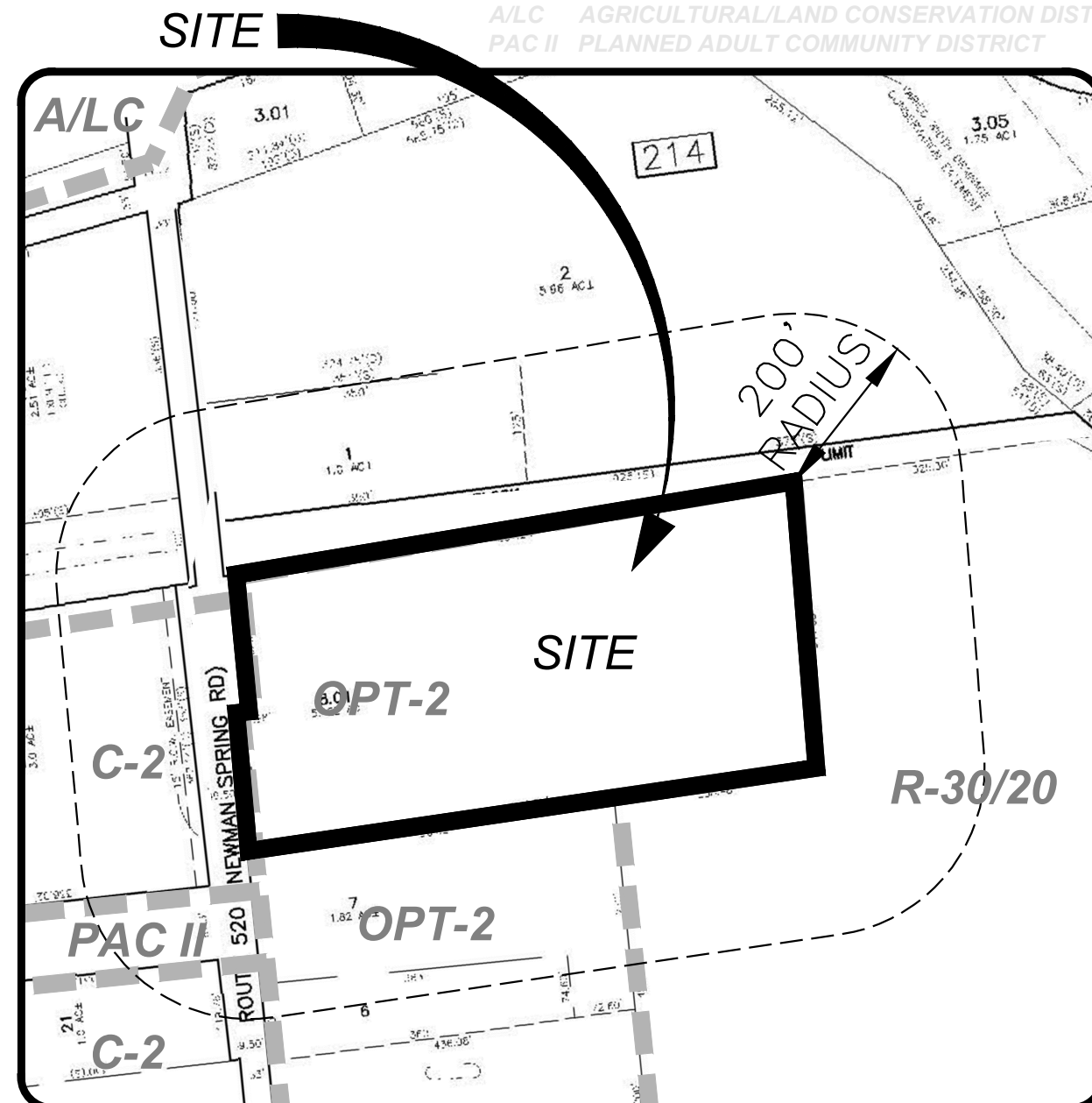
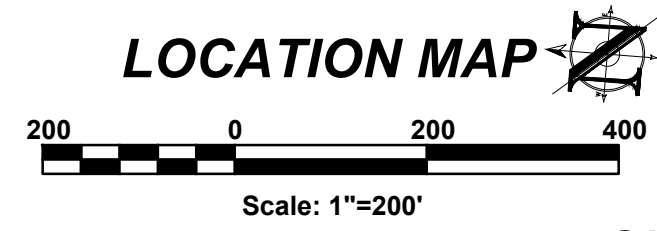
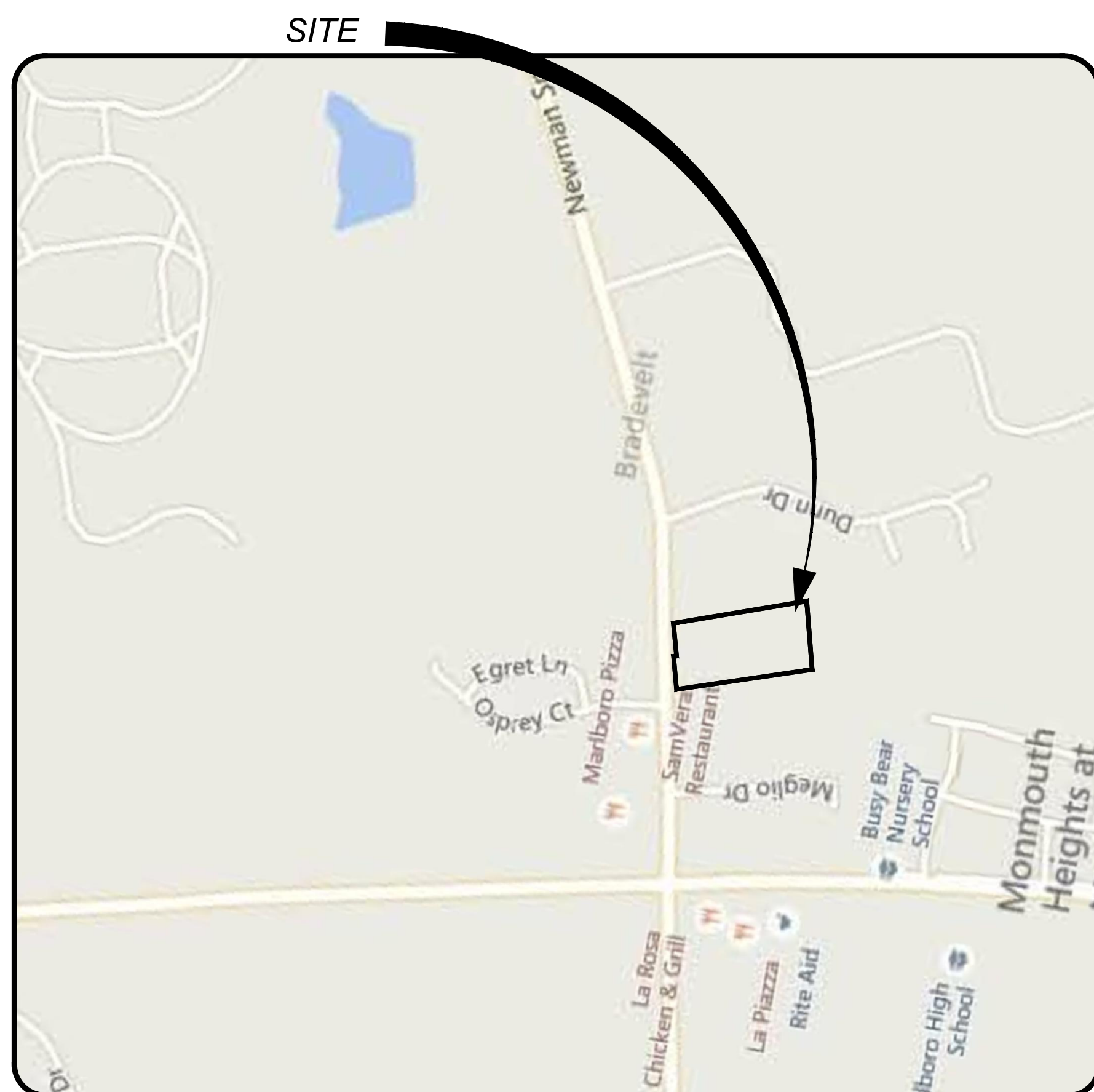
CABLEVISION OF MONMOUTH  
40 PINE STREET  
TINTON FALLS, NJ 07733

VERIZON NEW JERSEY INC  
789 WAYSIDE ROAD  
NETFUSE, NJ 07723

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

**PLEASE ALSO NOTIFY:**

MONMOUTH COUNTY DEPARTMENT OF TRANSPORTATION  
CENTER STREET & KOZLOWSKI ROAD  
FREEHOLD, NJ 07728



**ZONE**  
OPT-2 OFFICE TRANSITIONAL DISTRICT  
C-2 RESIDENTIAL DISTRICT  
R30/20 RESIDENTIAL DISTRICT  
A/LC AGRICULTURAL/LAND CONSERVATION DISTRICT  
PAC II PLANNED ADULT COMMUNITY DISTRICT

**GENERAL NOTES**

- SUBJECT PROPERTY**  
TAX MAP 89, BLOCK 213, LOT 8.01, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY  
CENTER SITE COORDINATES 564224N 546622E.
- PURPOSE OF THIS PLAN SET**  
THIS PLAN SET HAS BEEN PREPARED FOR THE PURPOSE OF AMENDED PRELIMINARY/FINAL SITE PLAN MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL FINAL APPROVALS HAVE BEEN OBTAINED AND ALL THE CONDITIONS OF THE APPROVALS HAVE BEEN SATISFIED.
- SURVEY DATA**  
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, ENTITLED "TOPOGRAPHIC AND UTILITY SURVEY OF BLOCK 213, LOTS 7 & 8.01", BEING DATED 05/13/20.  
HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88
- BASE FLOOD ELEVATION**  
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)", COMMUNITY PANEL 0153F, DATED 9/25/09, THE SITE IS LOCATED IN ZONE X, AREAS OUTSIDE THE FLOOD ZONE. ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED "PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL 0153S, DATED 01/31/14, THE SITE IS LOCATED IN ZONE X, AREAS OUTSIDE THE FLOOD ZONE. BOTH FEMA MAPS REFERENCE THE NAVD88 VERTICAL DATUM.
- ARCHITECTURAL INFORMATION**  
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY MICHAEL SAVARESE ASSOCIATES ARCHITECTS.
- UNDERGROUND UTILITIES NOTIFICATION**  
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR MUST CALL NEW JERSEY ONE CALL SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES**  
THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND ELEVATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES IMPACTED BY NEW CONSTRUCTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
- SPECIFICATIONS**  
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- CONSTRUCTION REQUIREMENTS**
  - ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY, WAYS, MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
  - THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
  - ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.
- CONSTRUCTION PERMITS/INSPECTIONS**  
CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS INCLUDING ROAD OPENING PERMITS, PREPARATION OF TRAFFIC CONTROL PLANS, INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL AND COORDINATION OF ALL INSPECTIONS REQUIRED BY THE TOWNSHIP OF MARLBORO, COUNTY OF MONMOUTH, MARLBORO TOWNSHIP WATER, WESTERN MONMOUTH UTILITIES AUTHORITY AND ANY OTHER APPLICABLE AGENCY HAVING JURISDICTION OVER THE PROJECT.
- ADA COMPLIANCE**
  - ALL SITE IMPROVEMENTS LOCATED ON THE PRIVATE PROPERTY SHALL BE IN COMPLIANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES, TITLE III.
  - ALL SITE IMPROVEMENTS LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINES.
- STORMWATER POLLUTION PREVENTION PLAN**
  - SOIL EROSION PLANS HAVE BEEN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJ080823 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.
  - CONTRACTOR/DEVELOPER MUST PREPARE AND FOLLOW A STORMWATER POLLUTION PREVENTION PLAN FOR THE DURATION OF THE PROJECT.
- OVERALL CONSTRUCTION DOCUMENTS**  
THIS PLAN SET CONSISTS OF MULTIPLE SHEETS. INDIVIDUAL PAGES SHALL NOT BE UTILIZED FOR CONSTRUCTION ON THEIR OWN AS NOTES AND INFORMATION PROVIDED ON OTHER SHEETS MAY IMPACT WORK REQUIREMENTS. CONTRACTOR SHALL REVIEW AND UTILIZE ENTIRE PLAN SET FOR CONSTRUCTION.

SHEET #	TITLE	INITIAL RELEASE	REV. DATE
C100	TITLE SHEET	07/10/20	
C200	EXISTING CONDITIONS & SITE PREPARATION PLAN	07/10/20	
C300	SITE LAYOUT PLAN	07/10/20	
C301	GRADING PLAN	07/10/20	
C302	UTILITY PLAN	07/10/20	
C400	LANDSCAPE PLAN	07/10/20	
C401	LIGHTING PLAN	07/10/20	
C402	LANDSCAPE AND LIGHTING NOTES & DETAILS	07/10/20	
C500	CONSTRUCTION DETAILS	07/10/20	
C601	CONSTRUCTION DETAILS	07/10/20	
C602	CONSTRUCTION DETAILS	07/10/20	
C700	SOIL EROSION & SEDIMENT CONTROL PLAN	07/10/20	
C701	SESC NOTES & DETAILS	07/10/20	

**PROJECT INFORMATION**  
PROJECT NAME:  
**MARLBORO MEDICAL ARTS BUILDING C**

**PROJECT LOCATION:**  
TM #89, BLOCK 213, LOT 8.01  
479 ROUTE 520  
TOWNSHIP OF MARLBORO,  
MONMOUTH COUNTY, NJ

**OWNER:**  
479 ROUTE 520 ASSOCIATES, LLC  
46 NEWMAN SPRINGS ROAD EAST  
RED BANK, NJ 07701

**APPLICANT:**  
479 ROUTE 520 ASSOCIATES, LLC  
46 NEWMAN SPRINGS ROAD EAST  
RED BANK, NJ 07701

**APPLICANT'S PROFESSIONALS:**

**ATTORNEY:**  
CLEARY GIACOBBE ALFIERI JACOBS, LLC  
LAKEVIEW PROFESSIONAL BUILDING  
6 RAVINE DRIVE  
MATAWAN, NJ 07747

**ARCHITECT:**  
MICHAEL SAVARESE ASSOCIATES  
ARCHITECTS  
34 SYCAMORE AVENUE, BLDG 1 UNIT 1E  
LITTLE SILVER, NJ 07739

**SURVEYOR:**  
INSITE SURVEYING, LLC  
1955 HIGHWAY 34, SUITE 1A  
WALL, NJ 07719



CALL BEFORE YOU DIG!  
NJ ONE CALL... 800-272-1000  
or call your utility provider.

ELECTRIC	YELLOW
GAS	ORANGE
COMMUNICATION/TV	RED
SEWER	GREEN
TEMP. SENSITIVE MARKINGS	WHITE

**INSITE**  
Engineering • Surveying • Planning

InSite Engineering, LLC  
CERTIFICATE OF AUTHORIZATION: 24GA2803200  
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719  
732-531-7100 (Ph) 732-531-7344 (Fax)  
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA  
DELAWARE, CONNECTICUT, NORTH CAROLINA  
COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RANDED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL, AND MAY HAVE BEEN ALTERED.

*Jason L. Fichter, PE, PP, CFM, CME*  
JASON L. FICHTER, PE, PP, CFM, CME  
NJPE #3718 NJPP #726 PAPE #1988  
DCPE #311 NYPE #02286 CPEE #2191  
NCPE 33336 DCPE 900682 COPE 36605

**REVISIONS**

Rev. #	Date	Comment
0	07/10/20	INITIAL RELEASE

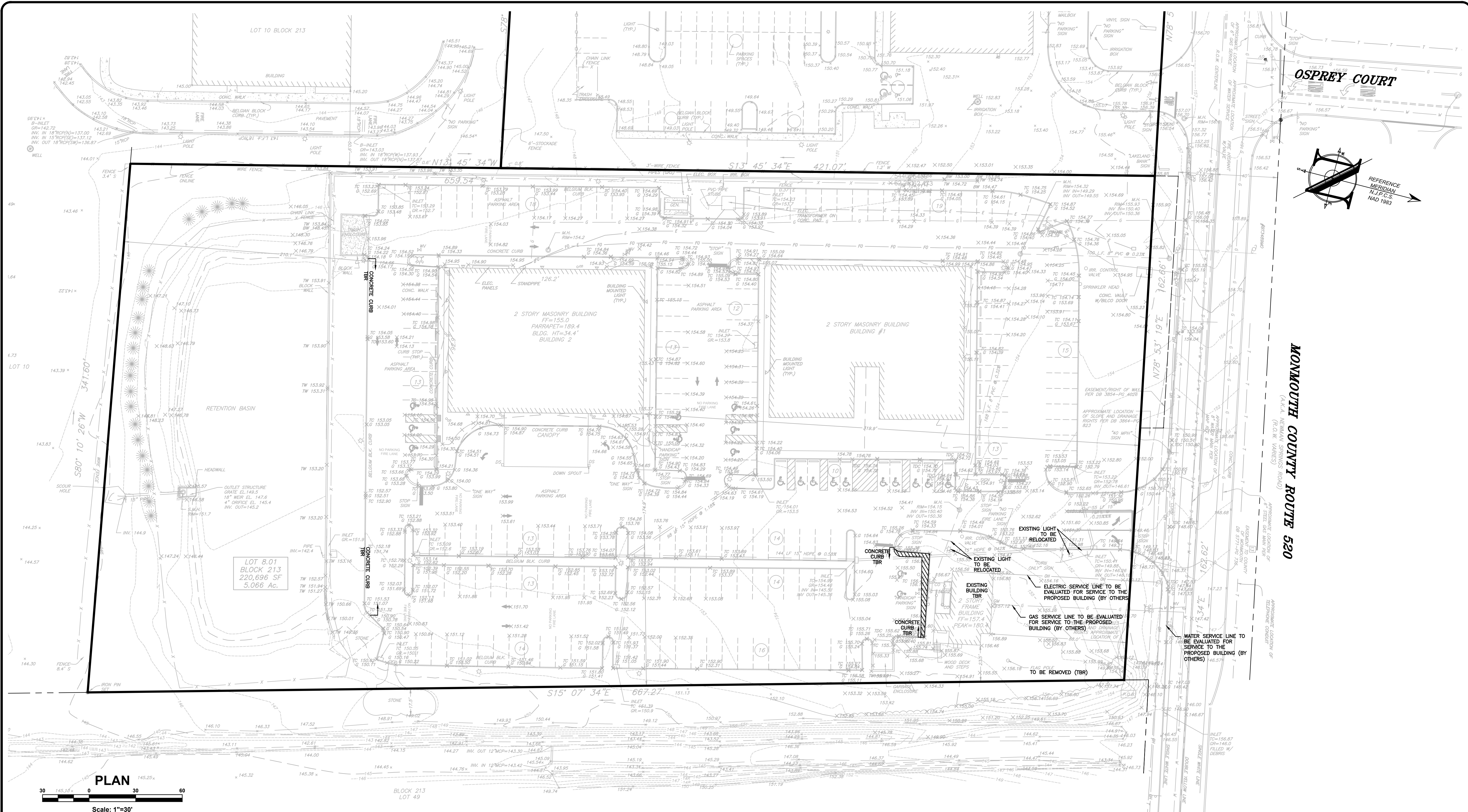
SCALE: AS SHOWN	DESIGNED BY: DDC
DATE: 07/10/20	DRAWN BY: DJP/AMC
JOB #: 20-1380-01	CHECKED BY: JLF
CAD ID: 20-1380-01/0	
<input checked="" type="checkbox"/> NOT FOR CONSTRUCTION	
APPROVED BY:	
FOR CONSTRUCTION	
PLAN INFORMATION	

**DRAWING TITLE:**  
AMENDED  
PRELIMINARY & FINAL  
MAJOR SITE PLAN

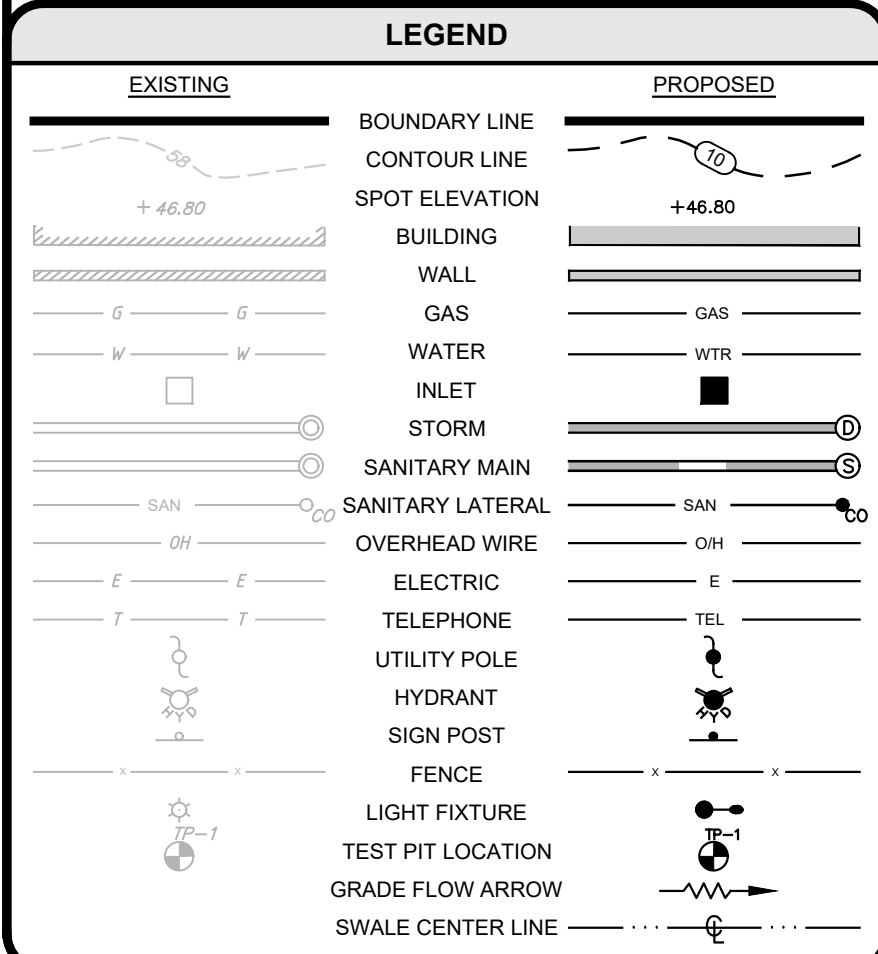
**SHEET TITLE:**  
TITLE SHEET

**SHEET NO.:**  
C100

File: A:\proj\1380 - 479 Route 520 Associates, LLC\20-1380-01 - Marlboro Medical Arts Building - C100 - Title Sheet.dwg -- 7:00 The Sheet  
 Copyright 2020, InSite Engineering, LLC. All Rights Reserved.



**PLAN**  
Scale: 1"=30'



**SITE PREPARATION NOTES**

- PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR:
  - ENSURE COPIES OF ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW.
  - THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.
  - ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.
  - PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
  - FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENT AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
  - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
  - A COMPLETE INSPECTION FOR CONTAMINANTS, BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS SOLELY THE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
  - THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISIONS. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO INSURE PUBLIC AND CONTRACTOR SAFETY.
  - THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE.
- IN ABSENCE OF SPECIFIC SPECIFICATION, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S GEOTECHNICAL ENGINEER.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
- ALL UTILITY CONNECTIONS TO ADJACENT BUILDINGS MUST STAY ACTIVE DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE SHUT OFF, DISCONNECT, AND/OR CAPPING OF ALL UTILITIES TO THE SITE INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, ELECTRIC, CABLE, TELEPHONE, ETC. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY SHUT OFFS AND LETTERS, OBTAINING ALL PERMITS TO COMPLETE ALL PHASES OF THE PROJECT.
- ALL STREET APPURTENANCES (INCLUDING SIGNS, POLES, TREES & FENCING) WITHIN THE LIMITS SHOWN ARE TO BE REMOVED AND DISPOSED OFF-SITE UNLESS OTHERWISE NOTED.
- EXISTING LIGHTING AND UTILITY POLE REMOVALS ARE TO BE PERFORMED BY THE APPROPRIATE UTILITY COMPANY.
- ALL UNDERGROUND UTILITIES, LINES, PIPING, STRUCTURES, FOUNDATIONS, VAULTS AND BUILDING FRAGMENTS ASSOCIATED WITH FORMER BUILDINGS, WITHIN THE PROJECT BOUNDARY, ARE TO BE REMOVED AND DISPOSED OFF SITE.
- ALL STRUCTURES (CURBS, SIDEWALKS, PATIO, RETAINING WALL, FENCES, ASPHALT, CONCRETE, ETC.) WITHIN THE PROJECT'S BOUNDARY SHALL BE REMOVED AND DISPOSED OFF-SITE AT AN APPROPRIATE FACILITY.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OFFSITE IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES, ORDINANCES, AND LAWS.

**PROJECT INFORMATION**

**MARLBORO MEDICAL ARTS BUILDING C**

PROJECT LOCATION:  
 TM #89, BLOCK 213, LOT 8.01  
 479 ROUTE 520  
 TOWNSHIP OF MARLBORO,  
 MONMOUTH COUNTY, NJ

OWNER:  
**479 ROUTE 520 ASSOCIATES, LLC**  
 46 NEWMAN SPRINGS ROAD EAST  
 RED BANK, NJ 07701

APPLICANT:  
**479 ROUTE 520 ASSOCIATES, LLC**  
 46 NEWMAN SPRINGS ROAD EAST  
 RED BANK, NJ 07701

APPLICANT'S PROFESSIONALS:

ATTORNEY:  
**CLEARY GIACOBBE ALFIERI JACOBS, LLC**  
 LAKEVIEW PROFESSIONAL BUILDING  
 6 RAVINE DRIVE  
 MATAWAN, NJ 07747

ARCHITECT:  
**MICHAEL SAVARESE ASSOCIATES**  
 ARCHITECTS  
 34 SYCAMORE AVENUE, BLDG UNIT 1E  
 LITTLE SILVER, NJ 07739

SURVEYOR:  
**INSITE SURVEYING, LLC**  
 1955 HIGHWAY 34, SUITE 1A  
 WALL, NJ 07719

CALL BEFORE YOU DIG!  
 NJ ONE CALL... 800-272-1000  
or call your utility provider

ELECTRIC	YELLOW
TELEPHONE/TV	ORANGE
WATER	BLUE
SEWER	GREEN
UTILITY MARKING	MAGENTA
PROPOSED EXCAVATION	WHITE

**INSITE ENGINEERING, LLC**  
 SINCE 2003

Engineering • Surveying • Planning

InSite Engineering, LLC  
 CERTIFICATE OF AUTHORIZATION: 24GA28083200  
 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719  
 732-531-7100 (PH) 732-531-7344 (FAX)  
 InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL, AND MAY HAVE BEEN ALTERED.

*Jason L. Fichter, PE, PP, CFM, CME*  
 NJPE 43718 NJPP #726 PAPE 81968  
 DEPE 38119 NPE 802265 CPE 21291  
 NCPCE 33336 DCPE 900682 COPE 36605

**REVISIONS**

Rev #	Date	Comment
0	07/10/20	INITIAL RELEASE

SCALE: 1"=30'  
 DATE: 07/10/20  
 JOB #: 20-1380-01  
 CAD ID: 20-1380-01/0

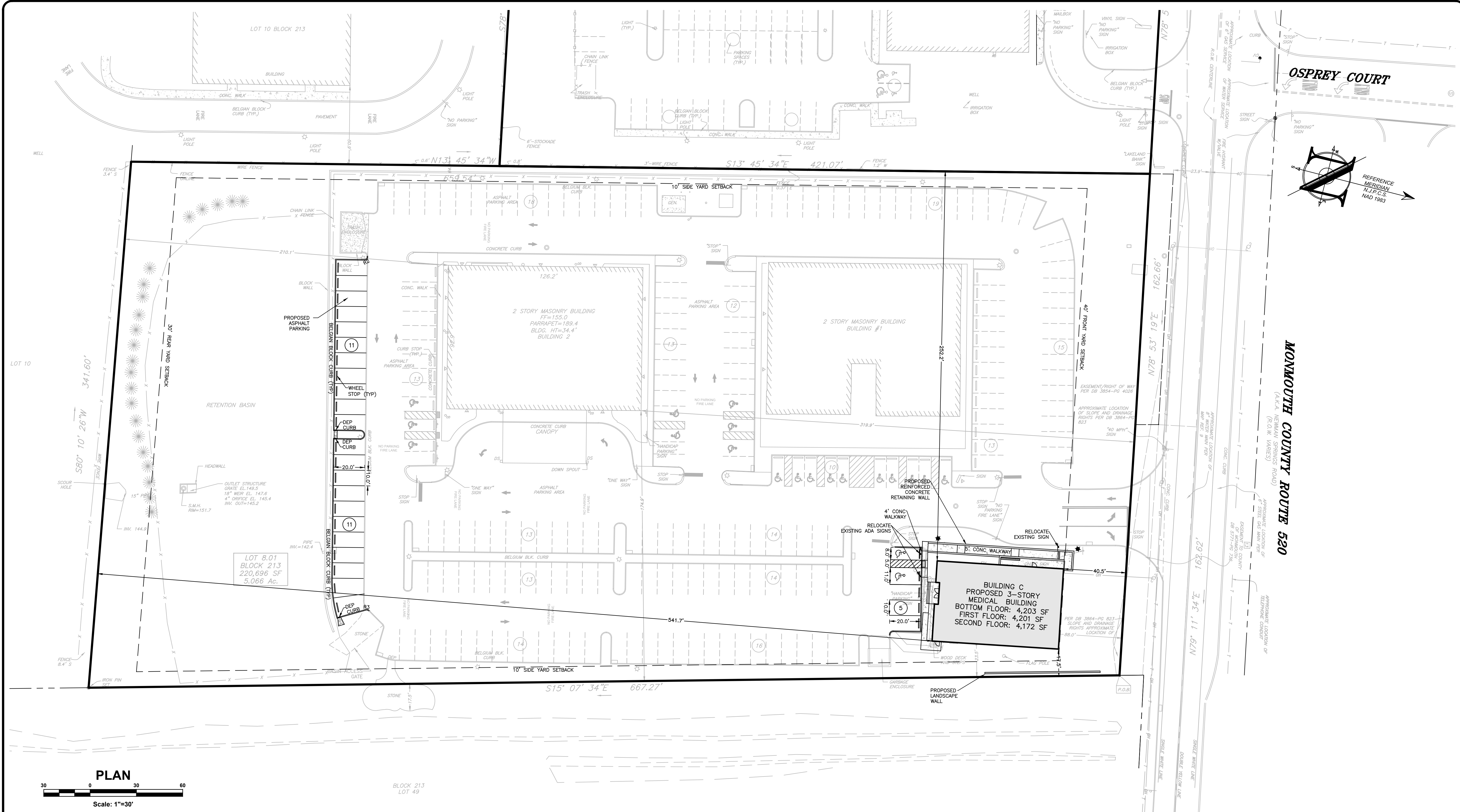
FOR CONSTRUCTION | APPROVED BY: \_\_\_\_\_  
 PLAN INFORMATION

DRAWING TITLE:  
**AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN**

SHEET TITLE:  
**EXISTING CONDITIONS & SITE PREPARATION PLAN**

SHEET NO.:  
**C200**

The X:\Sub\1380 - 479 Route 520 Associates, LLC\20-1380-01 - Marlboro Medical Arts Building - C, Marlboro, NJ\201380\CAV\02-Clearing Conditions.dwg -> C200 Clearing Conditions.dwg  
 Copyright 2020, InSite Engineering, LLC. All Rights Reserved.



**PROJECT INFORMATION**

PROJECT NAME: MARLBORO MEDICAL ARTS BUILDING C

PROJECT LOCATION: T4#89, BLOCK 213, LOT 8.01  
479 ROUTE 520  
TOWNSHIP OF MARLBORO,  
MONMOUTH COUNTY, NJ

OWNER: 479 ROUTE 520 ASSOCIATES, LLC  
46 NEWMAN SPRINGS ROAD EAST  
RED BANK, NJ 07701

APPLICANT: 479 ROUTE 520 ASSOCIATES, LLC  
46 NEWMAN SPRINGS ROAD EAST  
RED BANK, NJ 07701

APPLICANT'S PROFESSIONALS:

ATTORNEY: CLEARY GIACOBBE ALFIERI JACOBS, LLC  
LAKEVIEW PROFESSIONAL BUILDING  
5 RAIVINE DRIVE  
MATAWAN, NJ 07747

ARCHITECT: MICHAEL SAVARESE ASSOCIATES  
ARCHITECTS  
34 SYCAMORE AVENUE, BLDG 1 UNIT 1E  
LITTLE SILVER, NJ 07739

SURVEYOR: INSITE SURVEYING, LLC  
1955 HIGHWAY 34, SUITE 1A  
WALL, NJ 07719

CALL BEFORE YOU DIG!  
NJ ONE CALL... 800-272-1000

UTILITY	COLOR
ELECTRIC	RED
TELEPHONE	YELLOW
COMMUNICATIONS/TV	ORANGE
SEWER	BLUE
WATER	GREEN
TRAP SERVICE MARKING	MAGENTA
PROPOSED EXCAVATION	WHITE

**INSITE**  
Engineering • Surveying • Planning

InSite Engineering, LLC  
CERTIFICATE OF AUTHORIZATION: 24GA28083200  
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719  
732-531-7100 (PH) 732-531-7344 (FAX)  
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL, AND MAY HAVE BEEN ALTERED.

**JASON L. FIGHTER, PE, PP, CFM, CME**  
NJPE 43718 NJPP #726 PAPE 61968  
DEPE 3813 NYPE 902295 CPEE 23291  
NCPE 33336 DCPE 900682 COPE 36605

**REVISIONS**

REV #	DATE	DESCRIPTION
0	07/10/20	INITIAL RELEASE
1	07/10/20	SCALE: 1"=30' DESIGNED BY: DDC
2	07/10/20	DATE: 07/10/20 DRAWN BY: DJP/AMC
3	20-1380-01	JOB #: 20-1380-01 CHECKED BY: JLF
4	20-1380-01/0	CAD ID: 20-1380-01/0
5		NOT FOR CONSTRUCTION APPROVED BY:
6		FOR CONSTRUCTION PLAN INFORMATION
7		DRAWING TITLE: AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN
8		SHEET TITLE: LAYOUT PLAN
9		SHEET NO.: C300

**ZONING COMPLIANCE CHART**  
OPT-2 (OFFICE TRANSITIONAL DISTRICT)  
USE-PROPOSED MEDICAL BUILDING (PERMITTED)

STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
MIN. LOT AREA	60,000	220,696	NO CHANGE	YES
MIN. LOT DEPTH	250	676	NO CHANGE	YES
MIN. LOT WIDTH	100	325	NO CHANGE	YES
MIN. LOT FRONTAGE	100	325	NO CHANGE	YES
MIN. FRONT SETBACK	40	89	40.5	YES
MIN. SIDE SETBACK	25	17.5	YES	NO (V)
MIN. REAR SETBACK	10 FT (EACH)	25	541.7	YES
MIN. GROUND FLOOR AREA	1,200	11,325	4,203	YES
MAX. FLOOR AREA RATIO	0.20	0.225 (E)	0.269 (V)	NO (V)
MAX. BUILDING HEIGHT	35	28.17	30.99	YES
MAX. BUILDING COVERAGE	20%	11.8%	13.8%	YES
MAX. IMPERVIOUS COVERAGE	50%	59.9% (E)	61.7% (V)	NO (V)
MIN. LANDSCAPE BUFFER	10 TO RESIDENTIAL	10	NO CHANGE	YES

N/A - NOT APPLICABLE (I) IMPROVED CONDITION  
N/S - NOT SPECIFIED (V) VARIANCE - NON-CONFORMITY ELIMINATED  
(E) EXISTING NON-COMFORMITY (W) PROPOSED WAIVER  
(E) EXISTING VARIANCE PER RESOLUTION ZB 17-6627; APPROVED 9/26/17; MEMORIALIZED 10/24/17  
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER  
(W) NOT MADE AVAILABLE TO THIS OFFICE

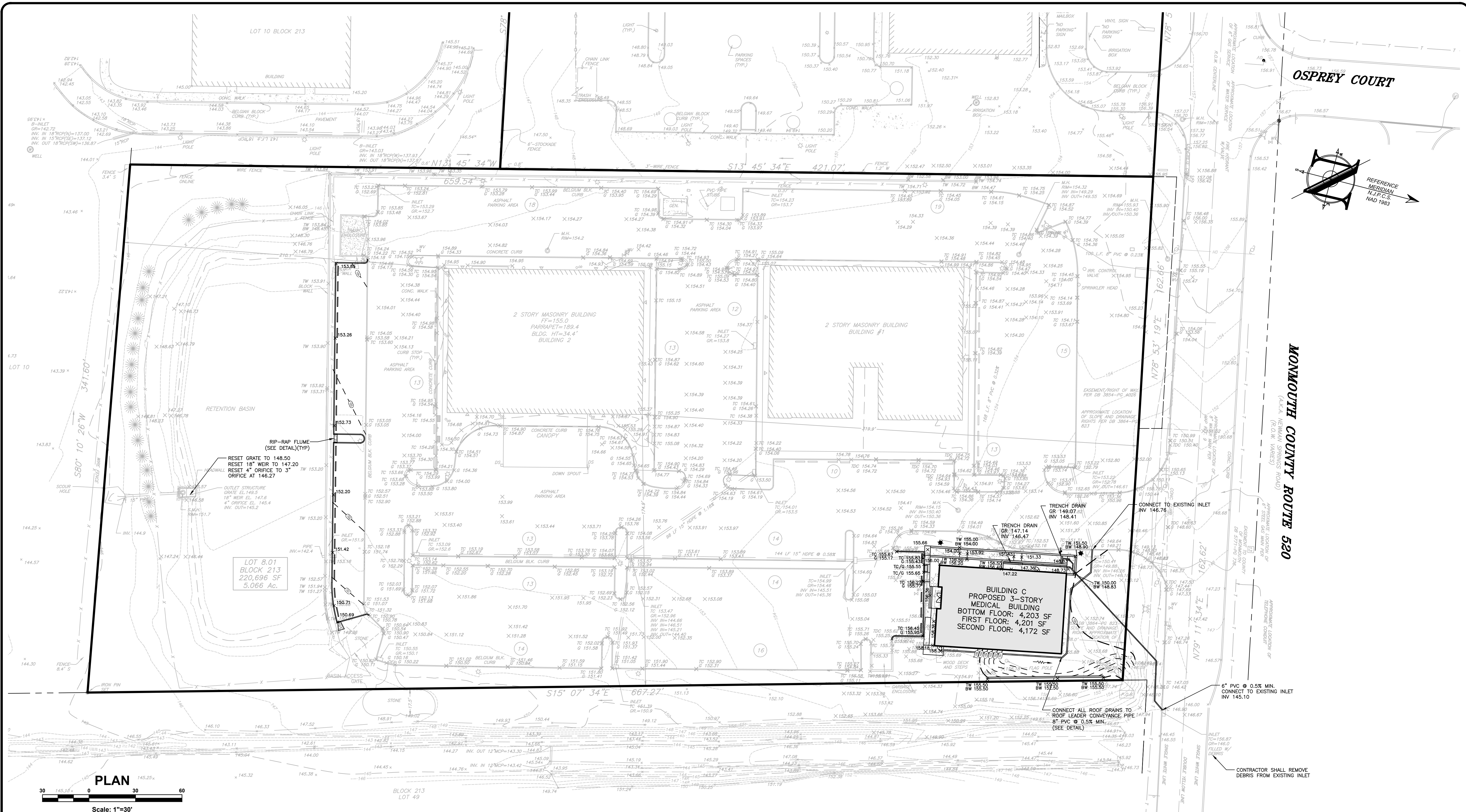
**PARKING COMPLIANCE CHART**  
PRICE APPROVAL

BUILDING	UNITS	MULTIPLIER	REQUIRED	PROPOSED	COMPLIES
BUILDING A	24,000 SF	4/1000 <sup>(1)</sup>	96	4/1000 <sup>(1)</sup>	96
BUILDING B, 1ST FLOOR	11,456 SF	4/1000 <sup>(1)</sup>	46	4/1000 <sup>(1)</sup>	46
BUILDING B, 2ND FLOOR	3 OP ROOMS	5.67 OP ROOM <sup>(2)</sup>	17	5.67 OP ROOM <sup>(2)</sup>	17
BUILDING C	1,456 SF	4/1000 <sup>(1)</sup>	6	4/1000 <sup>(1)</sup>	6
BUILDING C	12,576 SF	4/1000 <sup>(1)</sup>	51	4/1000 <sup>(1)</sup>	51
EXISTING SPA	2,800 SF	(2,800) x 1/1000 <sup>(3)</sup>	12	---	0
TOTAL			178	218	224 (202 + 22)

(1) PER TOWNSHIP ORDINANCE & ITE LAND USE: 720 MEDICAL/OFFICE BUILDING  
(2) PER TOWNSHIP ORDINANCE & ITE LAND USE: 612 SURGERY CENTER  
(3) THE PROPOSED NUMBER OF PARKING SPACES CONSISTS OF THE CURRENTLY CONSTRUCTED PARKING SPACES PLUS THE CONSTRUCTION OF THE PREVIOUSLY APPROVED GREEN BANKED PARKING SPACES (RESOLUTION ZB 17-6627; APPROVED 9/26/17; MEMORIALIZED 10/24/17)

- GEOMETRY, SIGNAGE & STRIPING NOTES**
- ALL SIGNAGE TO BE POSTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION-FEDERAL HIGHWAY ADMINISTRATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (MUTCD), LATEST EDITION.
  - ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
  - ALL SIDEWALK RAMP MARKED HCR TO HAVE DETECTABLE WARNING SURFACE INSTALLED IN ACCORDANCE WITH ADA REGULATIONS. ALL DETECTABLE WARNING STRIPS SHALL BE "REPLACEABLE WET-SET" OR EQUIVALENT. SURFACE MOUNT OR "STICK ON" WARNING STRIPS ARE NOT PERMITTED UNLESS NOTED OTHERWISE.
  - ALL PROPOSED ON-SITE CURBING TO BE (VERTICAL CONCRETE CURBING, BELGIUM BLOCK, MOUNTABLE CONCRETE). ALL PROPOSED CURBING WITHIN TOWNSHIP OR COUNTY RIGHT-OF-WAYS TO BE VERTICAL CONCRETE CURBING.
  - ALL CONNECTIONS WITH EXISTING PAVEMENTS, CURBS, SIDEWALKS, ETC SHALL BE SAW CUT.
  - ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
  - SEE LANDSCAPE PLANS FOR DETAILS ON HARDSCAPE AND PLANTING MATERIALS.
  - SEE ARCHITECT'S PLANS FOR BUILDING ELEVATIONS AND FLOOR PLANS.

File: X:\Vista\1380 - 479 Route 520 Associates, LLC\20-1380-01 - Marlboro Medical Arts Building - C300 - Site Plan.dwg - 07/10/20 10:00 AM  
 Copyright 2020, InSite Engineering, LLC. All Rights Reserved.



**PROJECT INFORMATION**

**MARLBORO MEDICAL ARTS BUILDING C**

PROJECT LOCATION:  
 TOWNSHIP OF MARLBORO,  
 MONMOUTH COUNTY, NJ

OWNER:  
**479 ROUTE 520 ASSOCIATES, LLC**  
 46 NEWMAN SPRINGS ROAD EAST  
 RED BANK, NJ 07071

APPLICANT:  
**479 ROUTE 520 ASSOCIATES, LLC**  
 46 NEWMAN SPRINGS ROAD EAST  
 RED BANK, NJ 07071

**APPLICANT'S PROFESSIONALS**

ATTORNEY:  
**CLEARY GIACOBBE ALFIERI JACOBS, LLC**  
 LAKEVIEW PROFESSIONAL BUILDING  
 6 RAINE DRIVE  
 MATAWAN, NJ 07747

ARCHITECT:  
**MICHAEL SAVARESE ASSOCIATES ARCHITECTS**  
 34 SYCAMORE AVENUE, BLDG UNIT 1E  
 LITTLE SILVER, NJ 07739

SURVEYOR:  
**INSITE SURVEYING, LLC**  
 1955 HIGHWAY 34, SUITE 1A  
 WALL, NJ 07719



CALL BEFORE YOU DIG!  
 NJ ONE CALL... 800-272-1000  
or 1-800-4-A- Dig

ELECTRIC	RED
TELEPHONE	YELLOW
COMMUNICATIONS	ORANGE
WATER	BLUE
SEWER	GREEN
MARKERS	MAGENTA
PROPOSED EXCAVATION	WHITE

**INSITE**  
 Engineering • Surveying • Planning

InSite Engineering, LLC  
 CERTIFICATE OF AUTHORIZATION: 24GA2803200  
 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719  
 732-531-7100 (PH) 732-531-7344 (FAX)  
 InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL, AND MAY HAVE BEEN ALTERED.

*Jason L. Fichter, PE, PP, CFM, CME*  
**JASON L. FICHTER, PE, PP, CFM, CME**  
 NJPE 4318 NJPP #726 PAPE 61968  
 DEPE 3819 NYPE 80226 CPPE 21291  
 NCPPE 3336 DCPPE 900682 COPE 36605

**REVISIONS**

Rev #	Date	Comment
0	07/10/20	INITIAL RELEASE

SCALE: 1"=30' DESIGNED BY: DDC  
 DATE: 07/10/20 DRAWN BY: DJP/AMC  
 JOB #: 20-1380-01 CHECKED BY: JLF  
 CAD ID: 20-1380-01/0

NOT FOR CONSTRUCTION APPROVED BY:  
 FOR CONSTRUCTION

PLAN INFORMATION  
**AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN**

SHEET TITLE:  
**GRADING & DRAINAGE PLAN**  
 SHEET NO.:  
**C301**

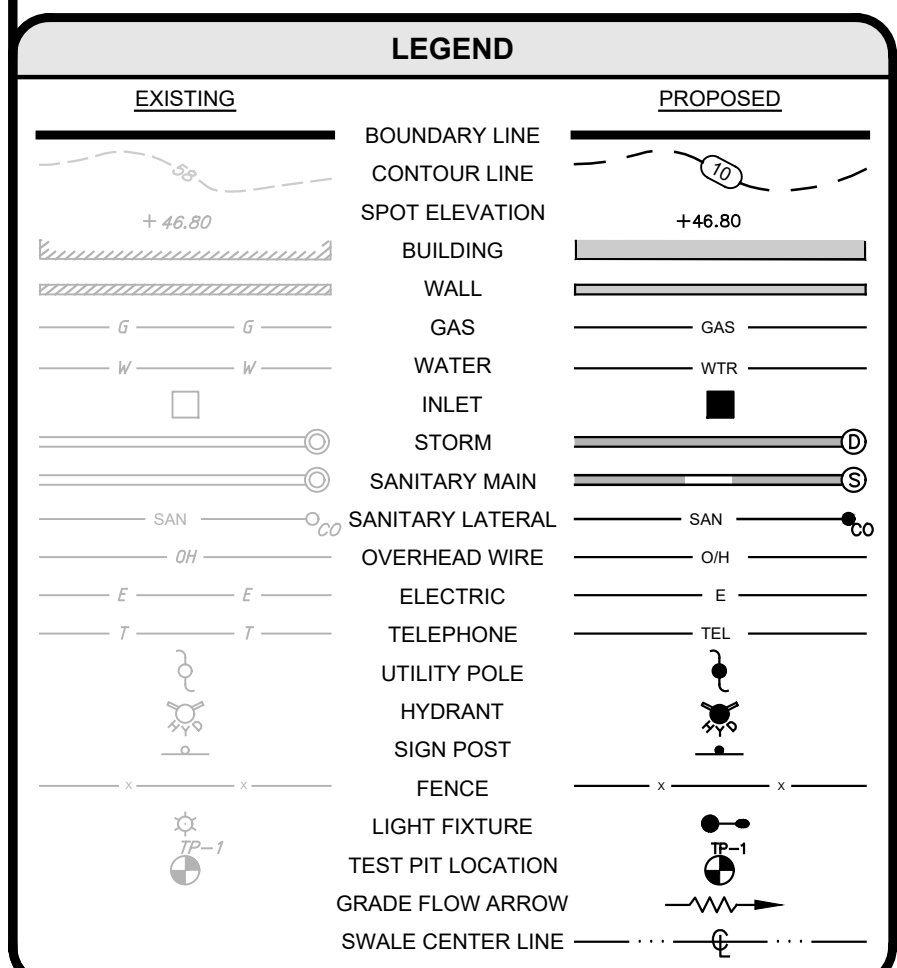
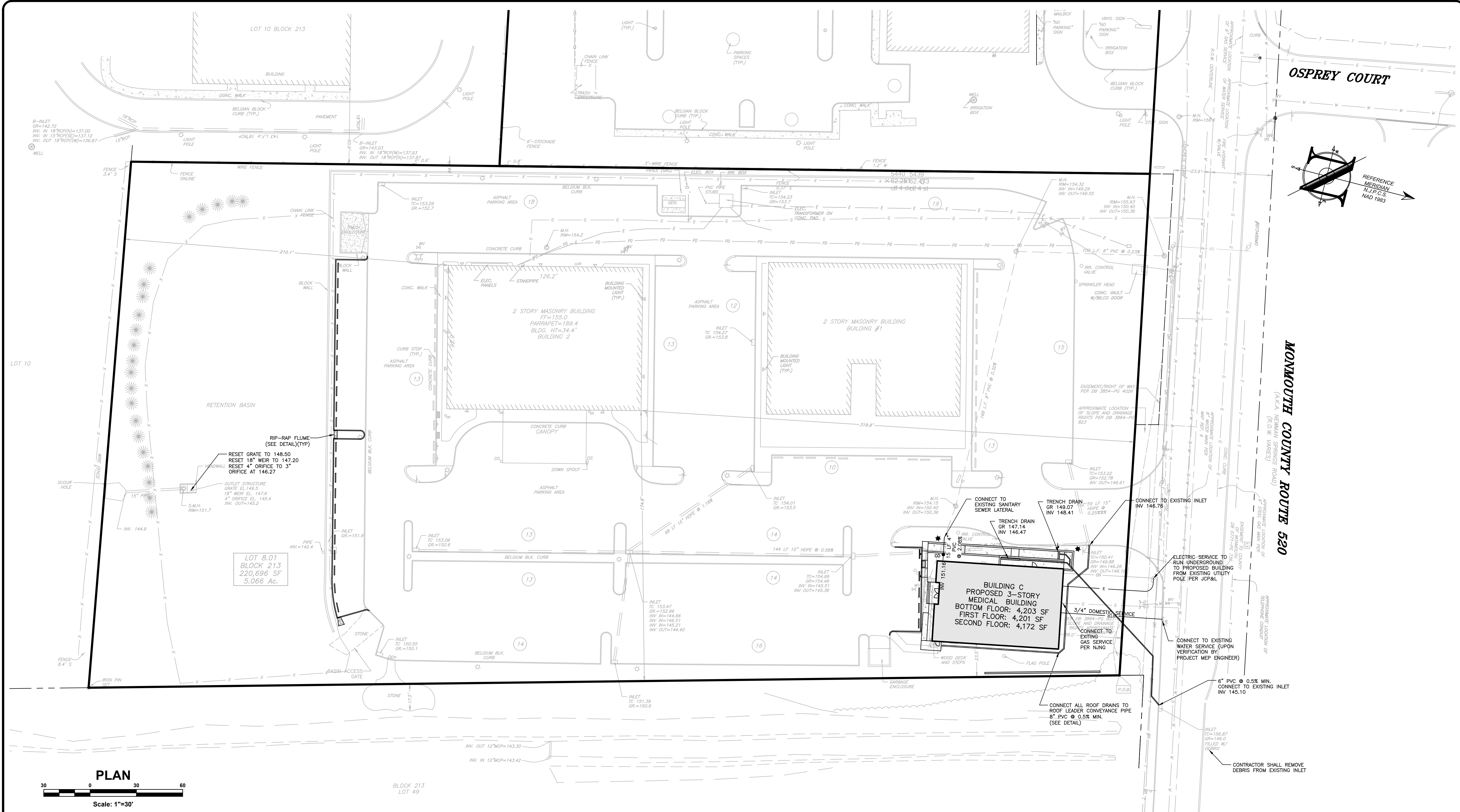
**GRADING NOTES**

- ALL PROPOSED ON-SITE CURBING TO BE VERTICAL CURB WITH 6" REVEAL, UNLESS OTHERWISE STATED.
- ALL CURBS SHALL BE DEPRESSED AT CROSSWALKS AND CONFORM TO APPLICABLE STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
- ALL CURB INLETS TO USE 6" CASTING. TOP OF CASTING TO FOLLOW TOP OF CURB ELEVATIONS.
- FOR ALL AREAS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, ACCESSIBILITY SHALL BE IN ACCORDANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINE (PROWAG).
  - ALL WALKING SURFACES TO HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%).
  - ALL WALKING SURFACES GREATER THAN 1:20 (5%) WILL REQUIRE HANDRAILS.
  - RAMP RUNS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:12 (8.3%).
  - ALL WALKING SURFACES TO HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%).
  - ALL CROSSWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%).
- ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 SLOPE UNLESS OTHERWISE NOTED.
- POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.
- FLOOR ELEVATIONS, ADJACENT GRADE, DOORWAY LOCATIONS AND ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
- ALL EXCAVATED SOIL TO BE DISPOSED SHALL BE PROPERLY CLASSIFIED, HANDLED, AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL GRASSED AREAS TO HAVE A MINIMUM OF 4" CLEAN TOP SOIL. WHEN SOD IS BEING INSTALLED, OR 6" CLEAN TOP SOIL FOR SEEDING APPLICATIONS.
- ALL IMPORTED SOILS MUST BE CERTIFIED CLEAN FILL IN ACCORDANCE WITH THE NJDEP "ALTERNATIVE AND CLEAN FILL GUIDANCE FOR SRP SITES", LATEST EDITION. IMPORTED SOILS SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL SUBSURFACE INVESTIGATION REPORT. ALL IMPORTED MATERIAL REQUIRES APPROVAL BY OWNER PRIOR TO PLACEMENT ONSITE.

**LEGEND**

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE

File: X:\Vista\1380 - 479 Route 520 Associates, LLC\20-1380-01 - Marlboro Medical Arts Building - C301 - Grading & Drainage Plan  
 Copyright 2020, InSite Engineering, LLC. All Rights Reserved.



**SANITARY AND WATER NOTES**

- CONTRACTOR TO PERFORM TEST PITS TO VERIFY EXISTING UTILITY DEPTHS, SIZES AND LOCATIONS PRIOR TO CONNECTING PROPOSED SEWER AND WATER MAINS TO EXISTING SEWER AND WATER MAINS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS SO THAT DESIGN MODIFICATIONS CAN BE MADE IF NECESSARY.
- PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
- PROPOSED BUILDINGS SHALL BE SERVICED BY EXISTING POTABLE WATER AND SANITARY SEWER FROM THE WMUA AND MARLBORO TOWNSHIP WATER UTILITY.
- ALL SANITARY SEWER MAINS, SEWER LATERALS, AND APPURTENANCES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH WMUA AND NJDEP REQUIREMENTS. (TVD, PRESSURE RATED, AND MARKUP TESTED)
- SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL WATER, SANITARY SEWER AND STORM SEWER STRUCTURES, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
- ANY DAMAGE CAUSED TO THE SEWERAGE AUTHORITY'S SANITARY SEWER SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES (TO BE DETERMINED BY THE AUTHORITY) SHALL BE REPAIRED BY THE CONTRACTOR, AT THE COST OF THE CONTRACTOR AND TO THE AUTHORITY'S SATISFACTION.
- PRIOR TO ACCEPTANCE, AS-BUILT PLANS FOR THE SANITARY SEWER SYSTEM SHALL BE SUBMITTED AND APPROVED.
- PRIOR TO ACCEPTANCE, THE SANITARY SEWER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH WMUA RULES AND REGULATIONS, AND WITNESSED AND APPROVED BY THE AUTHORITY ENGINEER.
- REFER TO TECHNICAL SPECIFICATIONS FOR WATER AND SANITARY SEWER FOR MATERIAL, INSTALLATION SPECIFICATIONS AND TESTING REQUIREMENTS.
- ALL WATER MAINS, WATER SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED, TESTED AND DISINFECTED IN

ACCORDANCE WITH MARLBORO TOWNSHIP AND NJDEP REQUIREMENTS.

- ALL WATER SERVICES TO BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE PLUMBING SUBCODE PROMULGATED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS PURSUANT TO THE STATE UNIFORM CONSTRUCTION CODE ACT (NJAC 5:23-15).
- ALL NEW WATER MAINS SHALL BE LAID WITH A MINIMUM OF 4 FEET OF COVER OVER THE PIPE TO PREVENT FREEZING.
- IN ACCORDANCE WITH N.J.A.C. 7-10-11.10(e)5, ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE NJDEP. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.
- UNLESS OTHERWISE INDICATED:
  - DIP WATER MAIN SHALL BE CLASS 53 CEMENT LINED DUCTILE IRON PIPE. (POLYETHYLENE ENCASEMENT)
  - SANITARY SEWER MAINS SHALL BE PVC SDR-35
- A MARKER STAKE PROTRUDING A MINIMUM OF FOUR FEET ABOVE THE GROUND SURFACE SHALL BE PLACED TO INDICATE THE END OF THE CONSTRUCTION STUBS FOR BUILDING CONNECTIONS, OR STUBS SHALL BE TURNED AND EXTENDED ABOVE GRADE BY FOUR FEET AND CAPPED.
- CIRCULAR HOLE SAWS WHICH ARE APPROPRIATELY SIZED OR HAND DRILLS MUST BE USED TO MAKE OPENINGS IN EXISTING SEWERS TO RECEIVE LATERALS, JACKHAMMERS, SLEDGEHAMMERS AND OTHER UNSUITABLE TOOLS OR MACHINERY WHICH MAY DAMAGE THE SEWER MAIN ARE NOT ALLOWED TO BE USED TO MAKE LATERAL OPENINGS. ALL DEBRIS MUST BE REMOVED AND NOT ALLOWED TO FALL INTO THE PIPE.

**PROJECT INFORMATION**

PROJECT NAME: MARLBORO MEDICAL ARTS BUILDING C

PROJECT LOCATION: TM #89, BLOCK 213, LOT 8.01  
479 ROUTE 520  
TOWNSHIP OF MARLBORO,  
MONMOUTH COUNTY, NJ

OWNER: 479 ROUTE 520 ASSOCIATES, LLC  
46 NEWMAN SPRINGS ROAD EAST  
RED BANK, NJ 07701

APPLICANT: 479 ROUTE 520 ASSOCIATES, LLC  
46 NEWMAN SPRINGS ROAD EAST  
RED BANK, NJ 07701

APPLICANT'S PROFESSIONALS:

ATTORNEY: CLEARY GIACOBBE ALFIERI JACOBS, LLC  
LAKEVIEW PROFESSIONAL BUILDING  
5 RAVINE DRIVE  
MATAWAN, NJ 07747

ARCHITECT: MICHAEL SAVARESE ASSOCIATES  
ARCHITECTS  
34 SYCAMORE AVENUE, BLDG UNIT 1E  
LITTLE SILVER, NJ 07739

SURVEYOR: INSITE SURVEYING, LLC  
1955 HIGHWAY 34, SUITE 1A  
WALL, NJ 07719

CALL BEFORE YOU DIG!  
NJ ONE CALL: 800-272-1000  
or 1-800-451-7233

ELECTRIC	RED
GAS	YELLOW
COMMUNICATION/TV	ORANGE
WATER	BLUE
SEWER	GREEN
UTILITY SERVICE MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

**INSITE**  
Engineering • Surveying • Planning

InSite Engineering, LLC  
CERTIFICATE OF AUTHORIZATION: 24GA28083200  
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719  
732-531-7100 (PH) 732-531-7344 (FAX)  
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA  
DELAWARE, CONNECTICUT, NORTH CAROLINA  
COLORADO, & DISTRICT OF COLUMBIA

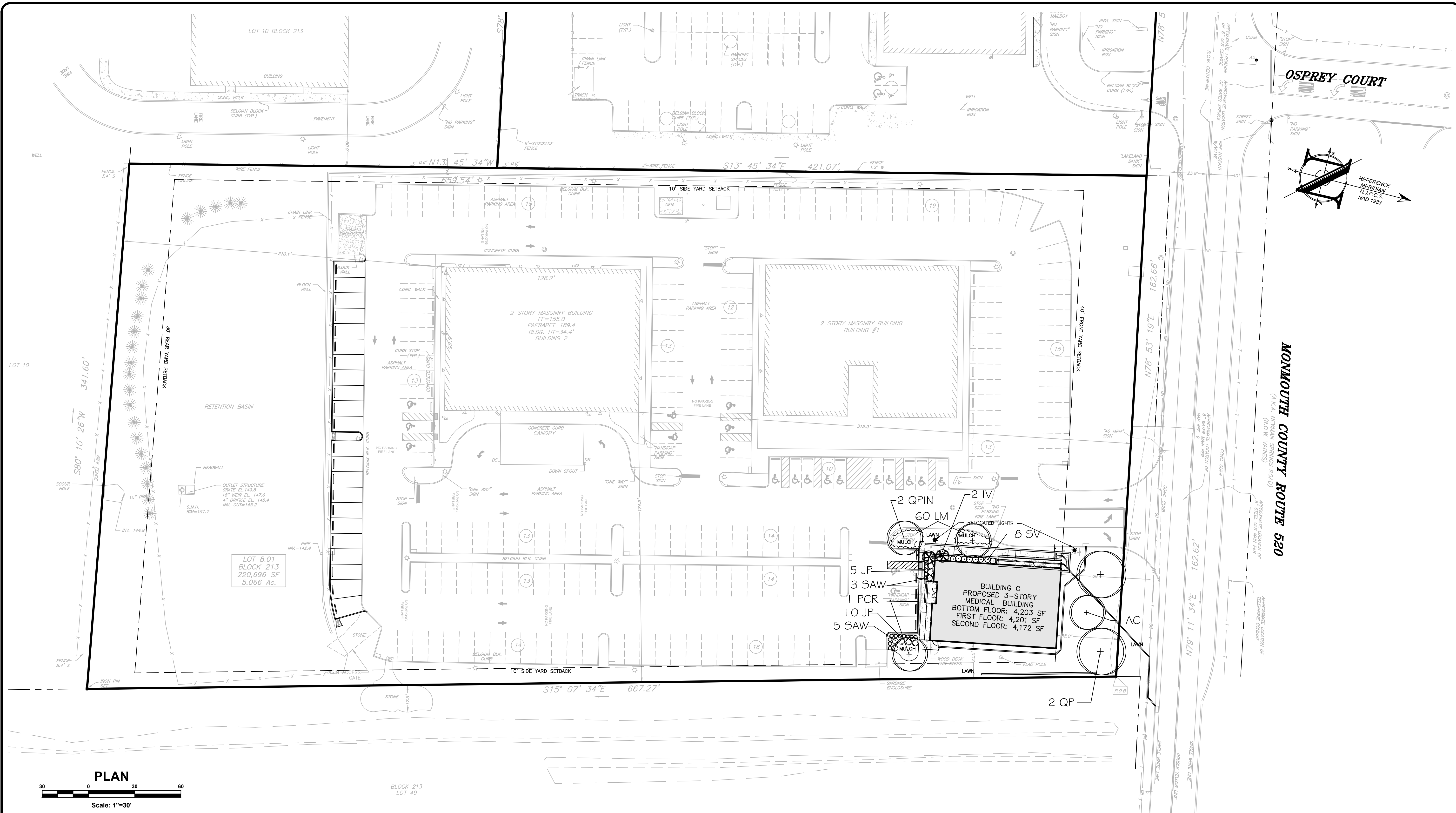
CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL, AND MAY HAVE BEEN ALTERED.

*Jason L. Fichter, PE, PP, CFM, CME*  
NJPE #3118 NJPP #726 PAPE #1968  
DEPE #3118 NJPE #002295 CDEPE #23291  
NCPPE #3336 DCPPE #00682 COPE #36605

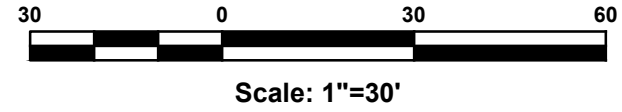
**REVISIONS**

Rev. #	Date	Comment
0	07/10/20	INITIAL RELEASE
SCALE: 1"=30'		
DATE: 07/10/20		DESIGNED BY: DDC
JOB #: 20-1380-01		DRAWN BY: DJP/AMC
CAD ID: 20-1380-01/0		CHECKED BY: JLF
NOT FOR CONSTRUCTION		
APPROVED BY:		
FOR CONSTRUCTION		
PLAN INFORMATION		
DRAWING TITLE: AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN		
SHEET TITLE: UTILITY PLAN		
SHEET NO.: C302		

File: X:\Users\1380 - 479 Route 520 Associates, LLC\20-1380-01 - Marlboro Medical Arts Building - C.Merlino, NJ\20138001\CAD\Utility\03-Site Plan.dwg -> C302 UTILITY PLAN  
 Copyright 2020, InSite Engineering, LLC, All Rights Reserved.



**PLAN**



EXISTING		PROPOSED	
	BOUNDARY LINE		BOUNDARY LINE
	CONTOUR LINE		CONTOUR LINE
	SPOT ELEVATION		SPOT ELEVATION
	BUILDING		BUILDING
	WALL		WALL
	GAS		GAS
	WATER		WATER
	INLET		INLET
	STORM		STORM
	SANITARY MAIN		SANITARY MAIN
	SANITARY LATERAL		SANITARY LATERAL
	OVERHEAD WIRE		OVERHEAD WIRE
	ELECTRIC		ELECTRIC
	TELEPHONE		TELEPHONE
	UTILITY POLE		UTILITY POLE
	HYDRANT		HYDRANT
	SIGN POST		SIGN POST
	FENCE		FENCE
	LIGHT FIXTURE		LIGHT FIXTURE
	TEST PIT LOCATION		TEST PIT LOCATION
	GRADE FLOW ARROW		GRADE FLOW ARROW
	SWALE CENTER LINE		SWALE CENTER LINE

**GENERAL LANDSCAPE NOTES**

- THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, FINAL GRADING, SEEDING, SOIL AMENDMENTS, ETC., AS MAY BE REQUIRED FOR A COMPLETE INSTALLATION.
- AN AGRONOMIC SOILS REPORT SHALL BE PREPARED BY THE OWNER AND FURNISHED TO THE CONTRACTOR. ALL RECOMMENDATIONS FROM SUCH REPORT SHALL BE INCORPORATED BY THE CONTRACTOR INTO INSTALLATION OF ALL PLANTING AREAS.
- QUANTITIES SHOWN IN PLANT LISTS ARE FOR CONVENIENCE ONLY. PLANS SHALL GOVERN.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED OF ANY DISCREPANCIES IN PLANT LOCATIONS OR INSUFFICIENT PLANT QUANTITIES DUE TO DIFFERENCES IN PLAN AND ACTUAL FIELD CONDITIONS.
- ALL TREE AND SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. DOWNSIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF UNDERSIGNED WILL NOT BE ALLOWED.
- ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH EVEN SURFACE PRIOR TO ANY PLANT INSTALLATION. ALL PLANT MATERIALS SHALL BE INSTALLED USING GOOD HORTICULTURAL PRACTICES IN ACCORDANCE WITH THE PLANS AND DETAILS.
- TREES SHALL NOT BE PLANTED CLOSER THAN FOUR (4) FEET FROM ANY WALKWAY OR PUBLIC SIDEWALK EXCEPT WHERE TREE WELLS OR PARKWAYS ARE PROVIDED IN THE SIDEWALK AREA. ALL TREES PLANTED WITHIN FIVE (5) FEET OF WALKS OR PUBLIC UTILITIES SHALL RECEIVE DEEP ROOT BARRIERS.
- TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD. WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE UNDERSIGNED FOR DECISION ON PLACEMENT.

- ALL TREES IN TURF AREAS SHALL HAVE 12" MIN. CLR. CIRCUMFERENCE AROUND THE TRUNK BASE. PROVIDE 3" MIN. THK. MULCH AT BASE OF TRUNK.
- GROUND COVER TYPE SHOWN SHALL BE PLANTED IN ALL SHRUB AREAS AS SPECIFIED ON PLANS. GROUND COVER SHALL BE PLANTED AT 18" ON-CENTER UNIFORM TRIANGULAR SPACING, AND SHALL BE CONTINUOUS UNDER ALL TREE AND SHRUB MASSES AS SHOWN ON PLAN.
- MATURE PLANTINGS SHALL NOT INTERFERE WITH UTILITIES AND TRAFFIC SIGHT LINES.
- REFER TO PLANTING DETAILS SHEET FOR ADDITIONAL INFORMATION.
- ALL TURF AREAS ARE TO BE SOODED WITH AN APPROVED GRASS MIXTURE.
- ALL TURF AREAS AND PLANTING AREAS ARE TO IRRIGATED. THE CONTRACTOR IS TO PROVIDE A DETAILED IRRIGATION PLAN AND GAIN TOWNSHIP APPROVAL PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A 1-YEAR PERIOD FROM THE RELEASE OF THE PERFORMANCE BOND. THE CONTRACTOR, AT NO COST TO THE OWNER, SHALL REPLACE ANY MATERIAL THAT FAILS TO GROW THROUGH THE SPECIFIED MAINTENANCE AND GUARANTEE PERIOD.
- SEE LANDSCAPING NOTES AND DETAIL SHEET FOR ADDITIONAL PLANTING NOTES.

PLANT LIST				
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/NOTES
<b>SHADE TREES</b>				
PCR	1	Pyrus calleryana 'Redspire'	REDSPIRE CALLERYANA PEAR	2 1/2" - 3" CAL., B&B
QP	2	Quercus phellos	WILLOW OAK	2 1/2" - 3" CAL., B&B
QPIN	1	Quercus palustris	PINOAK	2 1/2" - 3" CAL., B&B
<b>ORNAMENTAL TREES</b>				
AC	1	Malus 'Snow Drift'	SNOW DRIFT CRADAPPLE	2 1/2" - 3" CAL., B&B
<b>EVERGREEN SHRUBS</b>				
JP	15	Juniperus Sq. 'Expansa Parsons'	PARSONS JUNIPER	18" - 24", 3 GAL.
<b>DECIDUOUS SHRUBS</b>				
SAW	8	Spiraea anthony waterer	ANTHONY WATERER SPIREA	18" - 24", 3 GAL.
SV	8	Vanhouttei spiraea	VANHOUTTEI SPIREA	18" - 24", 3 GAL.
IV	2	Ilex verticillata 'Jim Dandy'	WINTERBERRY HOLLY	5" O.C. (Male)
<b>GROUND COVERS</b>				
LM	60	Liriope muscari	LILLYTURF	1 GAL.

**PROJECT INFORMATION**

**MARLBORO MEDICAL ARTS BUILDING C**

PROJECT LOCATION:  
 TM #89, BLOCK 213, LOT 8.01  
 479 ROUTE 520  
 TOWNSHIP OF MARLBORO,  
 MONMOUTH COUNTY, NJ

OWNER:  
**479 ROUTE 520 ASSOCIATES, LLC**  
 46 NEWMAN SPRINGS ROAD EAST  
 RED BANK, NJ 07701

APPLICANT:  
**479 ROUTE 520 ASSOCIATES, LLC**  
 46 NEWMAN SPRINGS ROAD EAST  
 RED BANK, NJ 07701

APPLICANT'S PROFESSIONALS  
 ATTORNEY:  
**CLEARY GIACOBBE ALFIERI JACOBS, LLC**  
 LAKEVIEW PROFESSIONAL BUILDING  
 6 RAIVINE DRIVE  
 MATAWAN, NJ 07747

ARCHITECT:  
**MICHAEL SAVARESE ASSOCIATES**  
 ARCHITECTS  
 34 SYCAMORE AVENUE, BLDG 1 UNIT 1E  
 LITTLE SILVER, NJ 07739

SURVEYOR:  
**INSITE SURVEYING, LLC**  
 1955 HIGHWAY 34, SUITE 1A  
 WALL, NJ 07719



CALL BEFORE YOU DIG!  
 NJ ONE CALL... 800-272-1100  
 (NJ One Call is required for all excavation work.)

ELECTRIC	RED
GAS	YELLOW
COMMUNICATIONS/TV	ORANGE
SEWER	BLUE
WATER	GREEN
TRAP SEWER MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

**INSITE**  
 Engineering • Surveying • Planning

InSite Engineering, LLC  
 CERTIFICATE OF AUTHORIZATION: 24GA28083200  
 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719  
 732-531-7100 (PH) 732-531-7344 (FAX)  
 InSite@InSiteEng.net www.InSiteEng.net

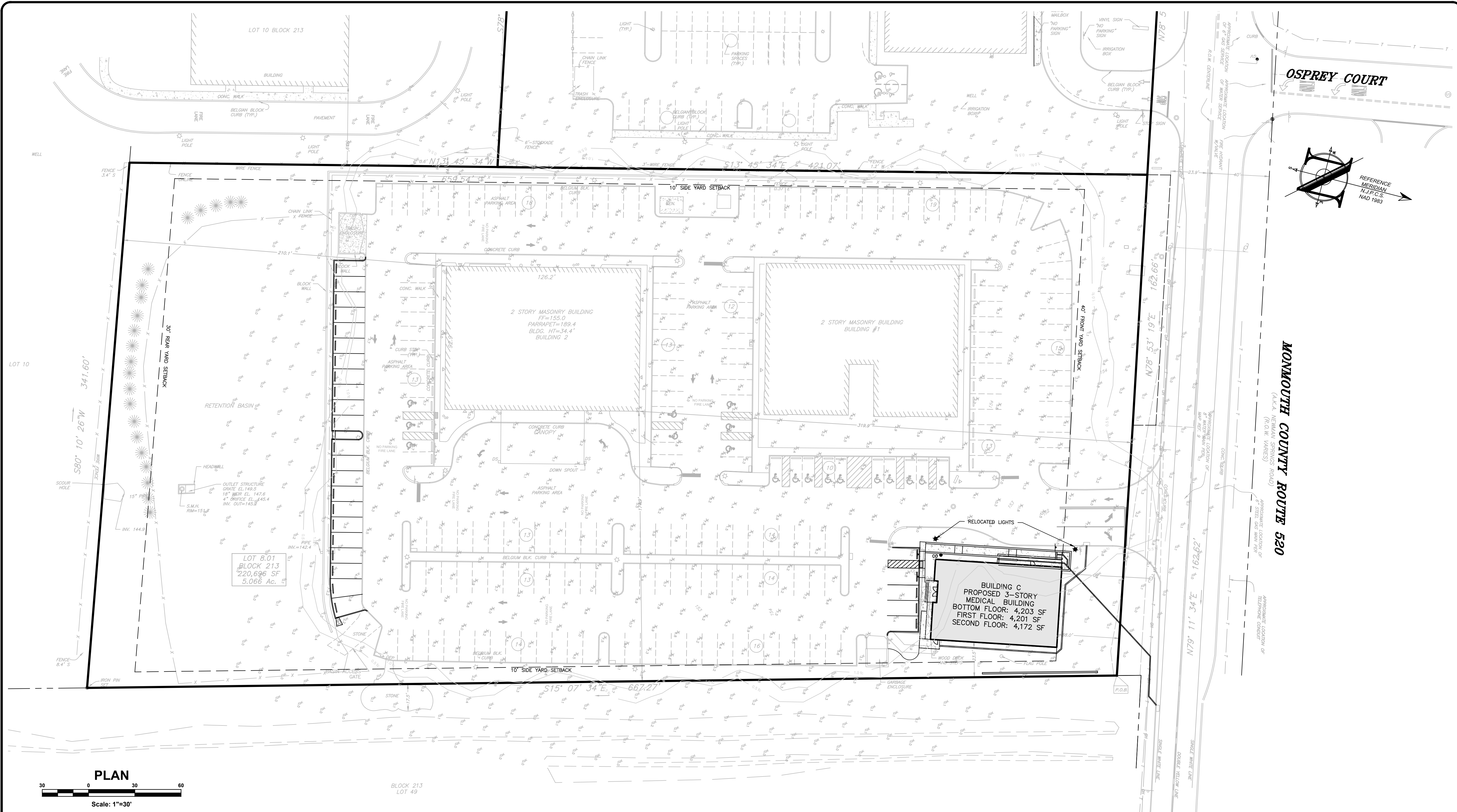
LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL, AND MAY HAVE BEEN ALTERED.

*Jason L. Fichter*  
**JASON L. FICHTER, PE, PP, CFM, CME**  
 NJPE 4318 NJPP #726 PAPE 61968  
 DEPE 3813 NYPE 902285 CPEE 23291  
 NCPE 33336 DCPE 900682 COPE 36605

**REVISIONS**

Rev #	Date	Comment
0	07/10/20	INITIAL RELEASE
SCALE: 1"=30' DESIGNED BY: DDC		
DATE: 07/10/20 DRAWN BY: DJP/AMC		
JOB #: 20-1380-01 CHECKED BY: JLF		
CAD ID: 20-1380-01/0		
<input checked="" type="checkbox"/> NOT FOR CONSTRUCTION APPROVED BY:		
<input type="checkbox"/> FOR CONSTRUCTION		
PLAN INFORMATION		
DRAWING TITLE: <b>AMENDED PRELIMINARY &amp; FINAL MAJOR SITE PLAN</b>		
SHEET TITLE: <b>LANDSCAPE PLAN</b>		
SHEET NO.: <b>C400</b>		



**PLAN**  
Scale: 1"=30'

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE

**LIGHTING NOTES:**  
 1. LIGHTING LEVELS SHOWN HEREON HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PRIOR APPROVAL (RESOLUTION FOR SFC ENTERPRISES, LLC, APPLICATION NO. ZB 17-6627; APPROVED 9/26/17 AND MEMORIALIZED 10/24/17). THE LIGHT FIXTURES WHICH ARE PROPOSED TO BE RELOCATED WILL HAVE A DE MINIMIS EFFECT ON THE APPROVED LIGHTING LEVELS. LIGHTING LEVELS SHOWN HEREON PROVIDE SAFE AND ADEQUATE LIGHT FOR EXISTING AND PROPOSED DEVELOPMENT.  
 2. LIGHTING TEMPLATE VALUES SHOWN ARE: 1.0 AND 0.50 FOOTCANDLES.  
 3. ALL LIGHTS TO REMAIN ON FROM DUSK UNTIL DAWN.  
 4. THE PROPOSED FACILITY WILL HAVE HOURS OF OPERATION FROM 0600-2100 AND HAVE TIMING DEVICES INSTALLED TO ILLUMINATE THE SITE FROM DUSK TO DAWN.

**PROJECT INFORMATION**

PROJECT NAME: **MARLBORO MEDICAL ARTS BUILDING C**

PROJECT LOCATION: **TM #89, BLOCK 213, LOT 8.01 479 ROUTE 520 TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NJ**

OWNER: **479 ROUTE 520 ASSOCIATES, LLC 46 NEWMAN SPRINGS ROAD EAST RED BANK, NJ 07701**

APPLICANT: **479 ROUTE 520 ASSOCIATES, LLC 46 NEWMAN SPRINGS ROAD EAST RED BANK, NJ 07701**

APPLICANT'S PROFESSIONALS

ATTORNEY: **CLEARY GIACOBBE ALFIERI JACOBS, LLC LAKEVIEW PROFESSIONAL BUILDING 5 RAVINE DRIVE MATAWAN, NJ 07747**

ARCHITECT: **MICHAEL SAVARESE ASSOCIATES ARCHITECTS 34 SYCAMORE AVENUE, BLDG 1 UNIT 1E LITTLE SILVER, NJ 07739**

SURVEYOR: **INSITE SURVEYING, LLC 1955 HIGHWAY 34, SUITE 1A WALL, NJ 07719**

**INSITE ENGINEERING, LLC**  
SINCE 2003

CALL BEFORE YOU DIG!  
NJ ONE CALL: 800-272-1000

ELECTRIC	RED
WATER	BLUE
SEWER	GREEN
TELEPHONE	YELLOW
PROPOSED EXCAVATION	WHITE

**INSITE**  
Engineering • Surveying • Planning

InSite Engineering, LLC  
CERTIFICATE OF AUTHORIZATION: 24GA28083200  
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719  
732-531-7100 (Ph) 732-531-7344 (Fax)  
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL, AND MAY HAVE BEEN ALTERED.

**JASON L. FIGHTER, PE, PP, CFM, CME**  
NJPE 43118 NJPP 8726 PAPE 61968  
DCPE 3813 NYPE 902295 CPEE 23291  
NCPE 33336 DCPPE 900682 COPE 36605

**REVISIONS**

Rev #	Date	Comment
0	07/10/20	INITIAL RELEASE

SCALE: 1"=30' DESIGNED BY: DDC  
DATE: 07/10/20 DRAWN BY: DJP/AMC  
JOB #: 20-1380-01 CHECKED BY: JLF  
CAD ID: 20-1380-01/0

NOT FOR CONSTRUCTION APPROVED BY: \_\_\_\_\_

FOR CONSTRUCTION

DRAWING TITLE: **AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN**

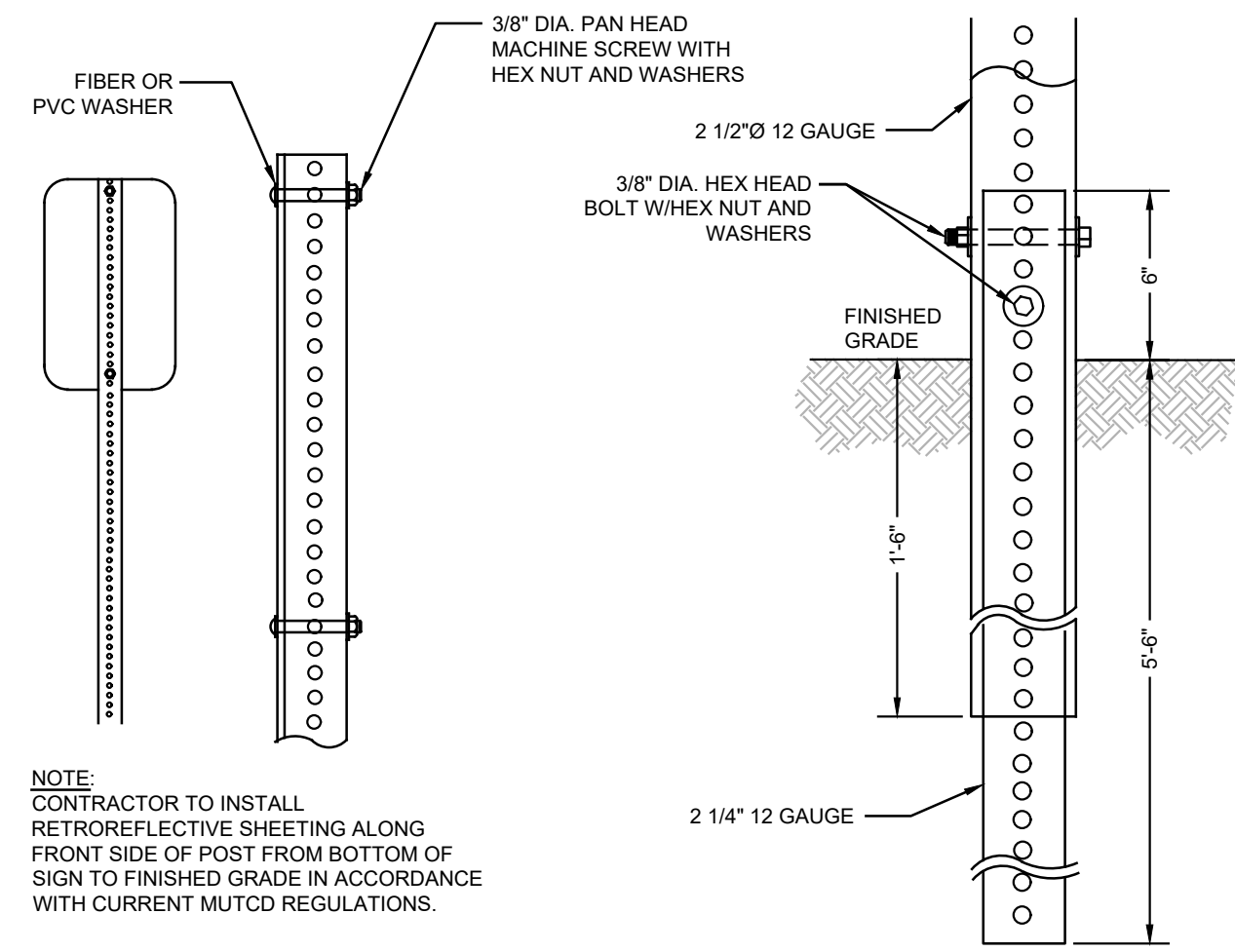
SHEET TITLE: **LIGHTING PLAN**

SHEET NO.: **C401**

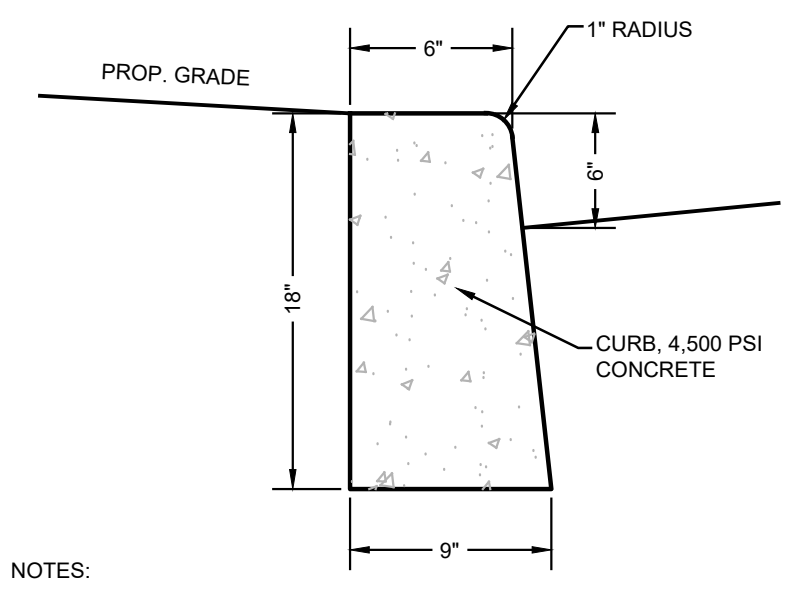
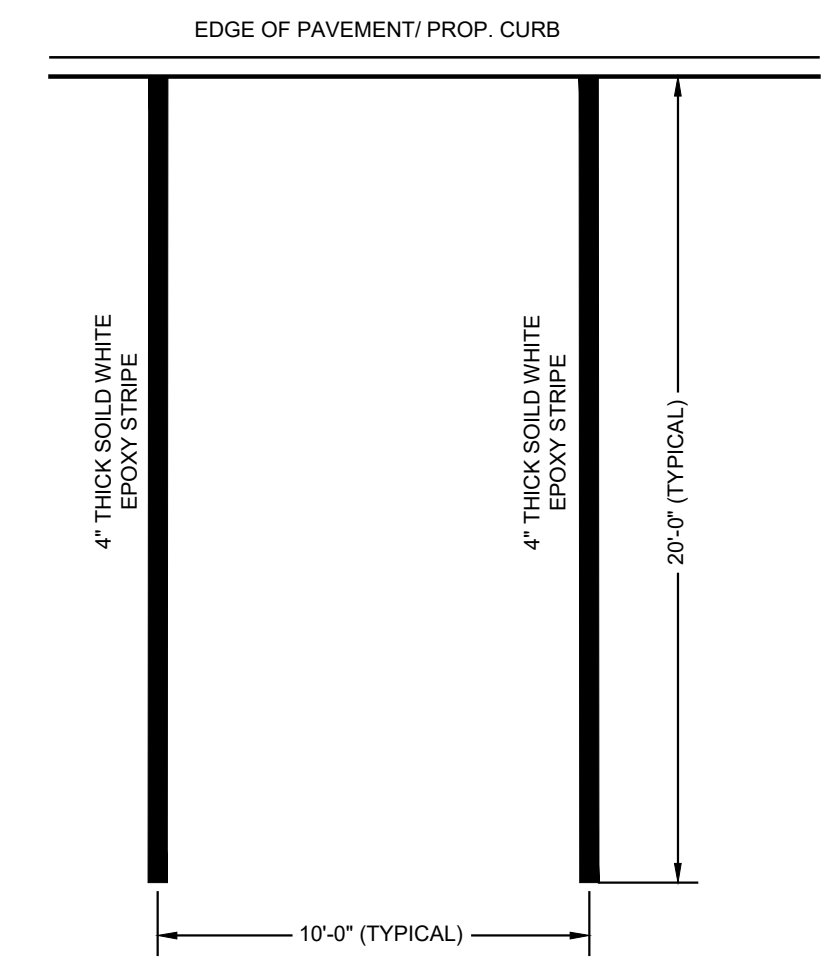
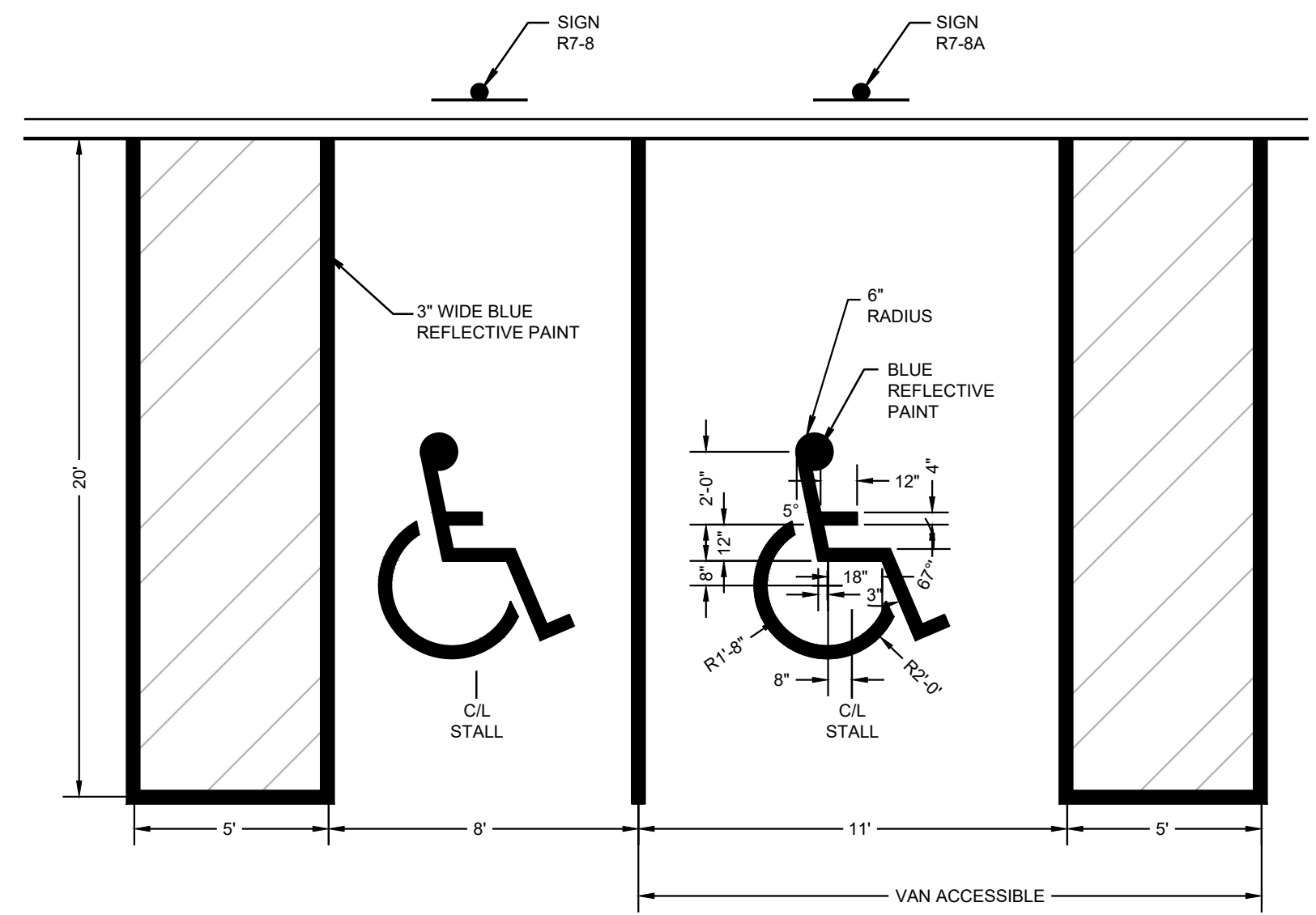
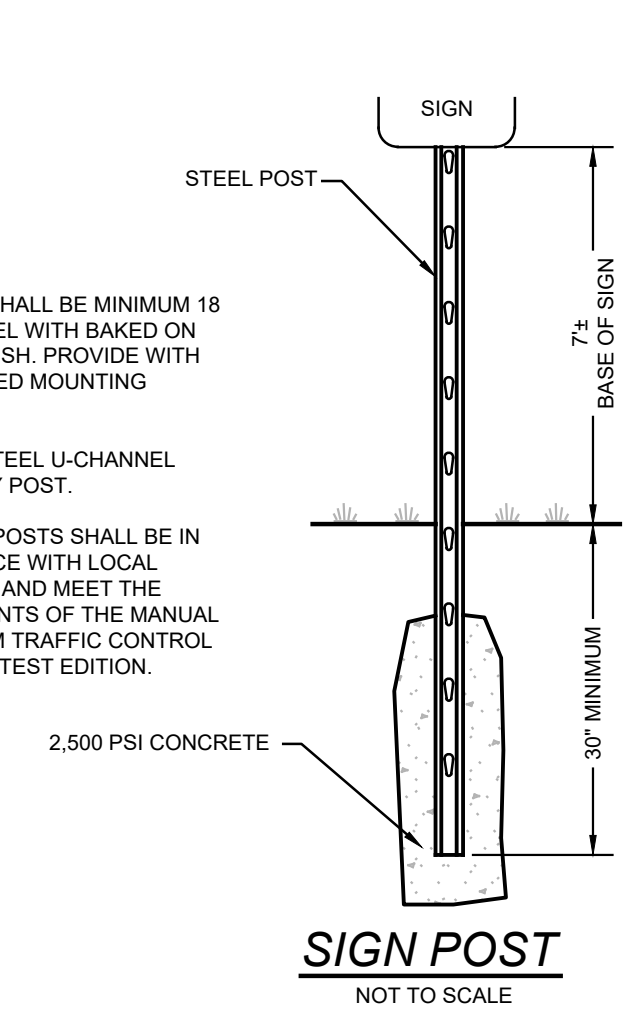
File: X:\Vista\1380 - 479 Route 520 Associates, LLC\20-1380-01 - Marlboro Medical Arts Building - C.Merlino, NJ\20138001\CAV\Site\Lighting.dwg --> C401 Lighting Plan  
 Copyright 2020, InSite Engineering, LLC. All Rights Reserved.



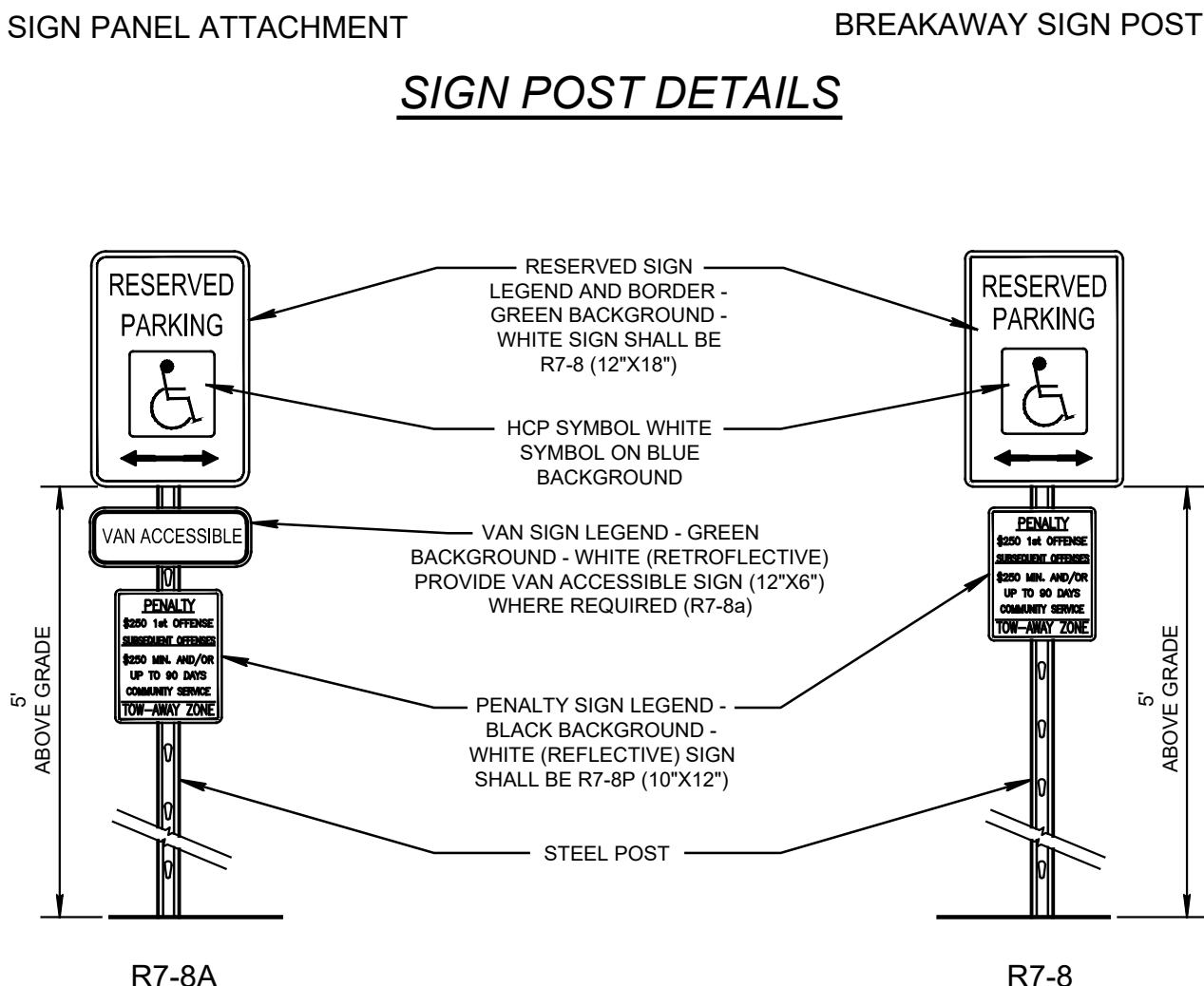




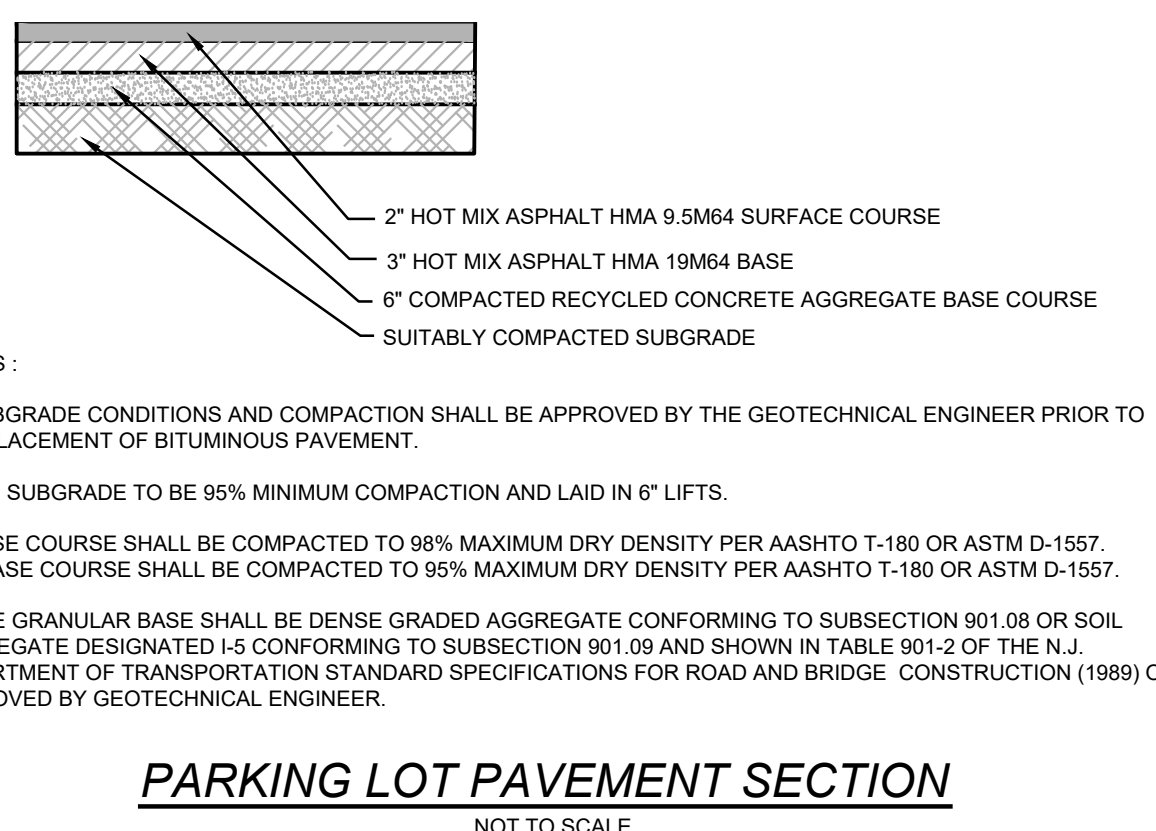
- NOTES:**
- ALL SIGNS SHALL BE MINIMUM 18 GAUGE STEEL WITH BAKED ON ENAMEL FINISH. PROVIDE WITH PRE-PUNCHED MOUNTING HOLES.
  - POSTS: 2" STEEL U-CHANNEL BREAKAWAY POST.
  - SIGNS AND POSTS SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCE AND MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.



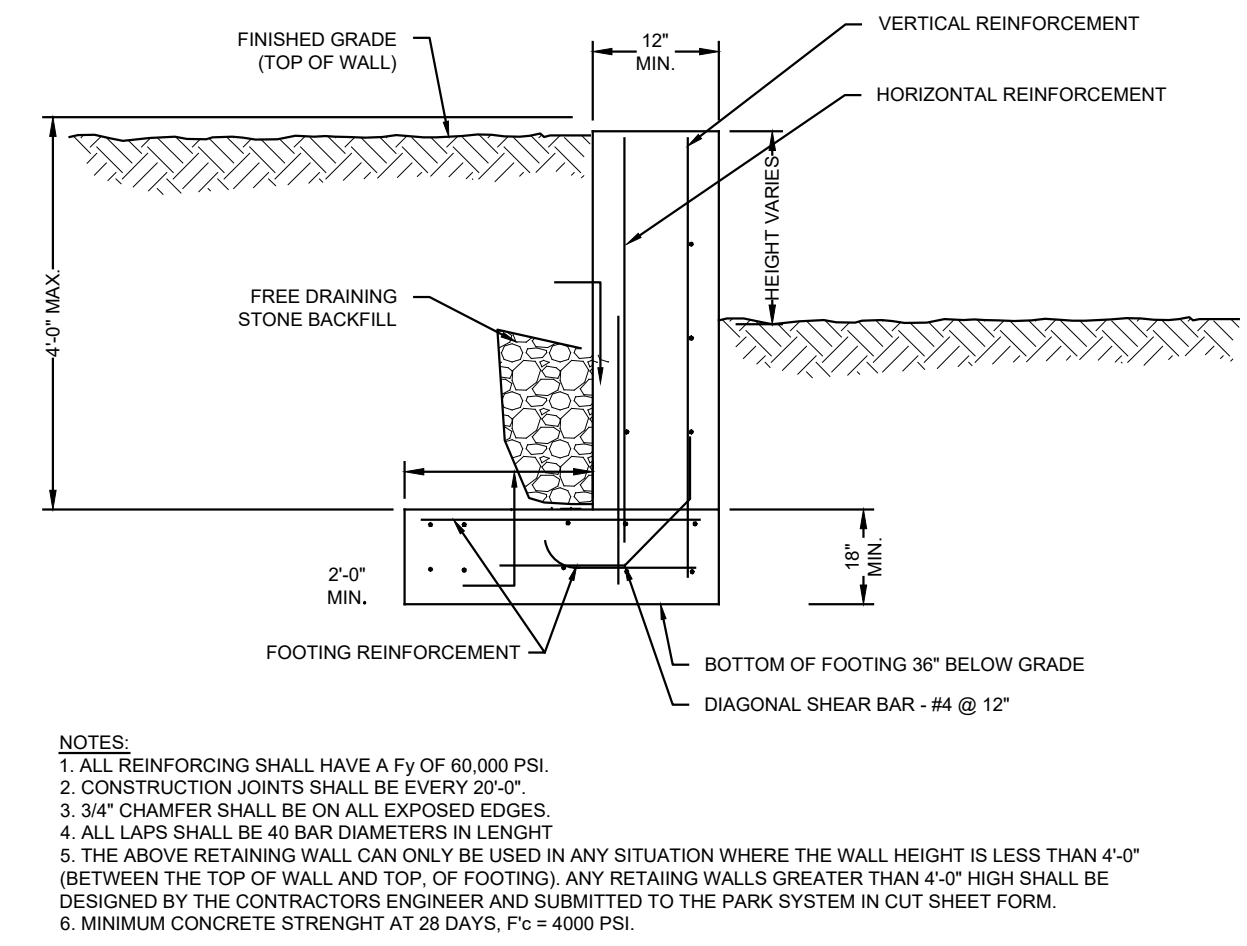
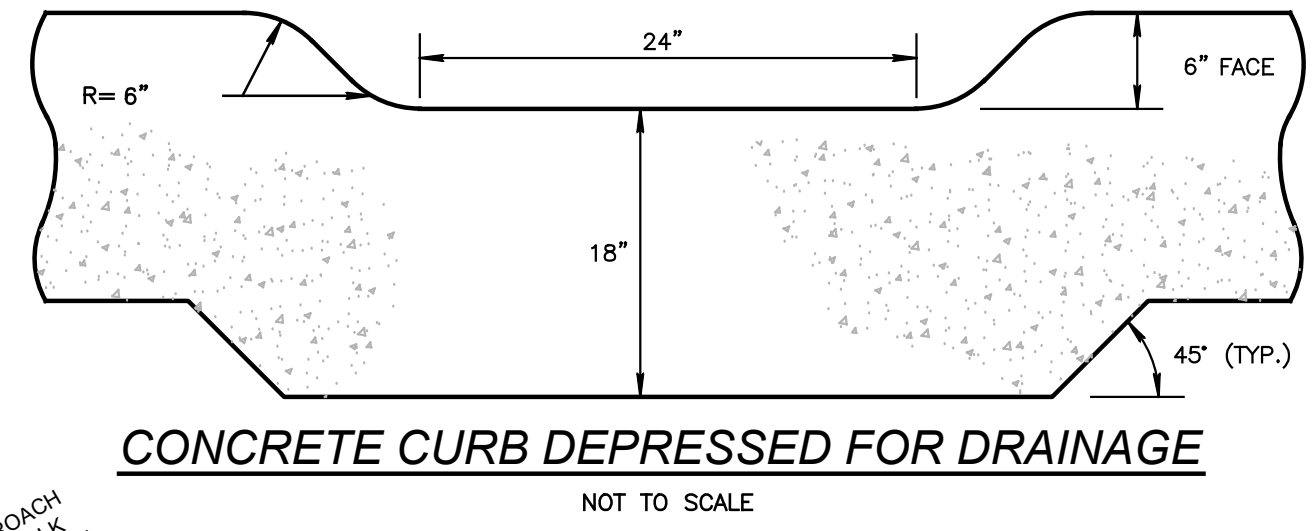
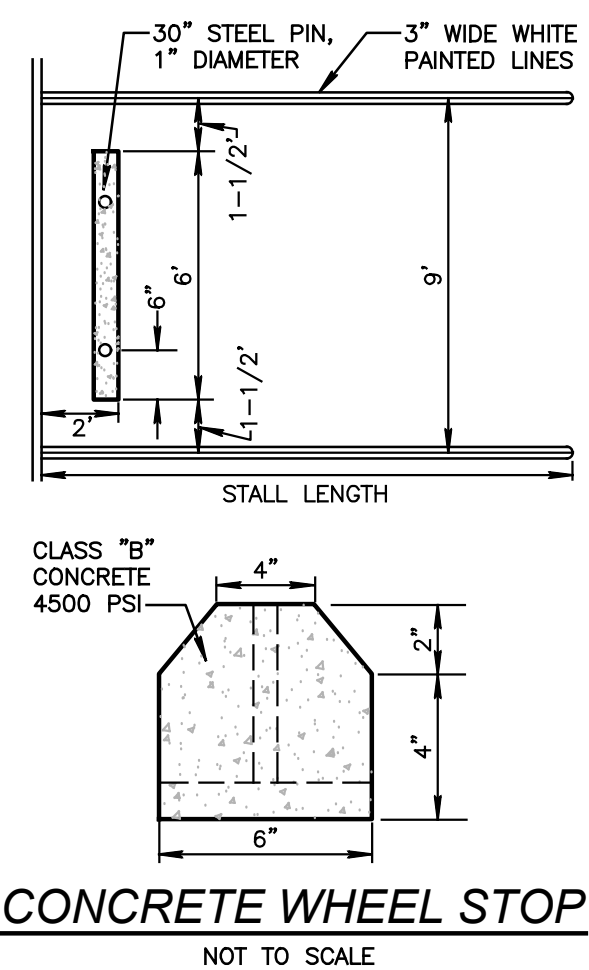
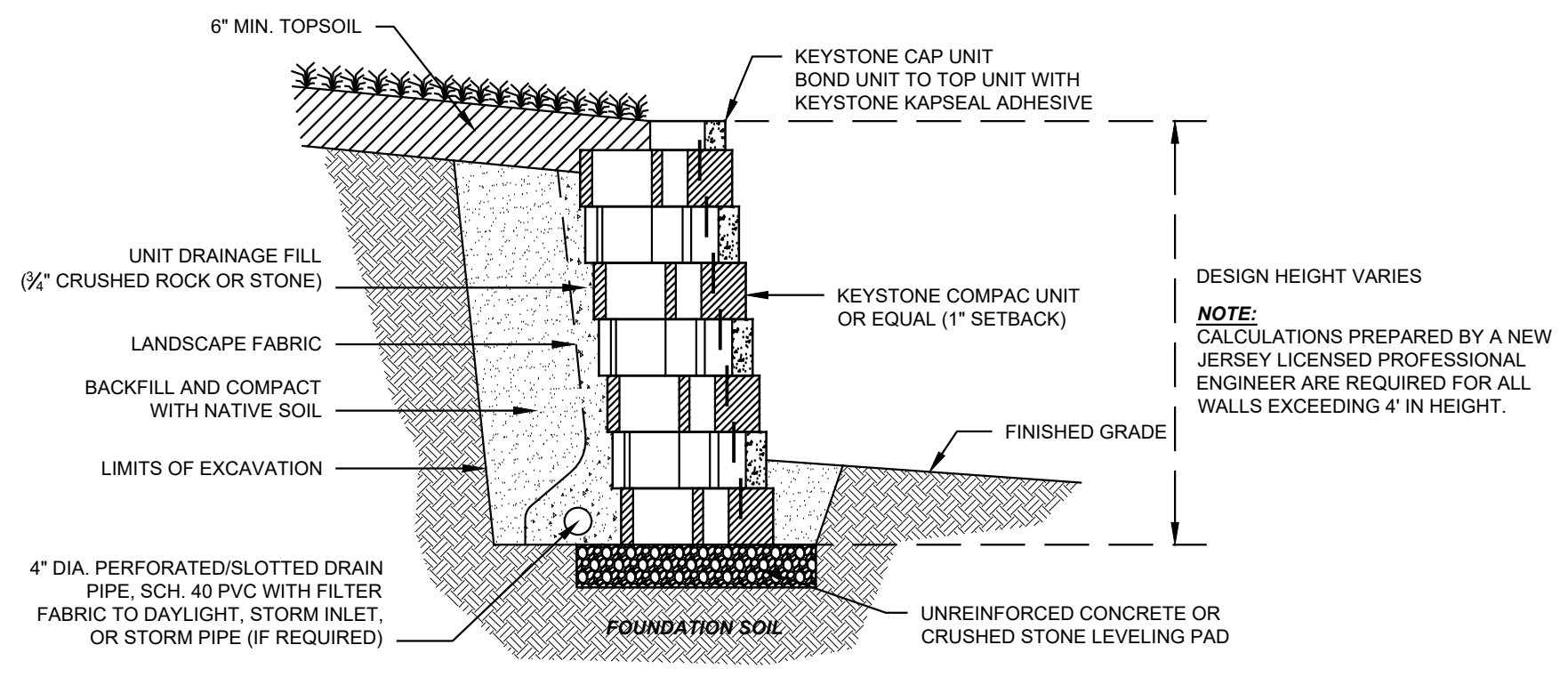
- NOTES:**
- ALL WORKMANSHIP, METHODS AND MATERIALS TO BE IN ACCORDANCE WITH N.J.D.O.T. "STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION."
  - TRAVERSE JOINTS TO BE INSTALLED AT 10' INTERVALS.



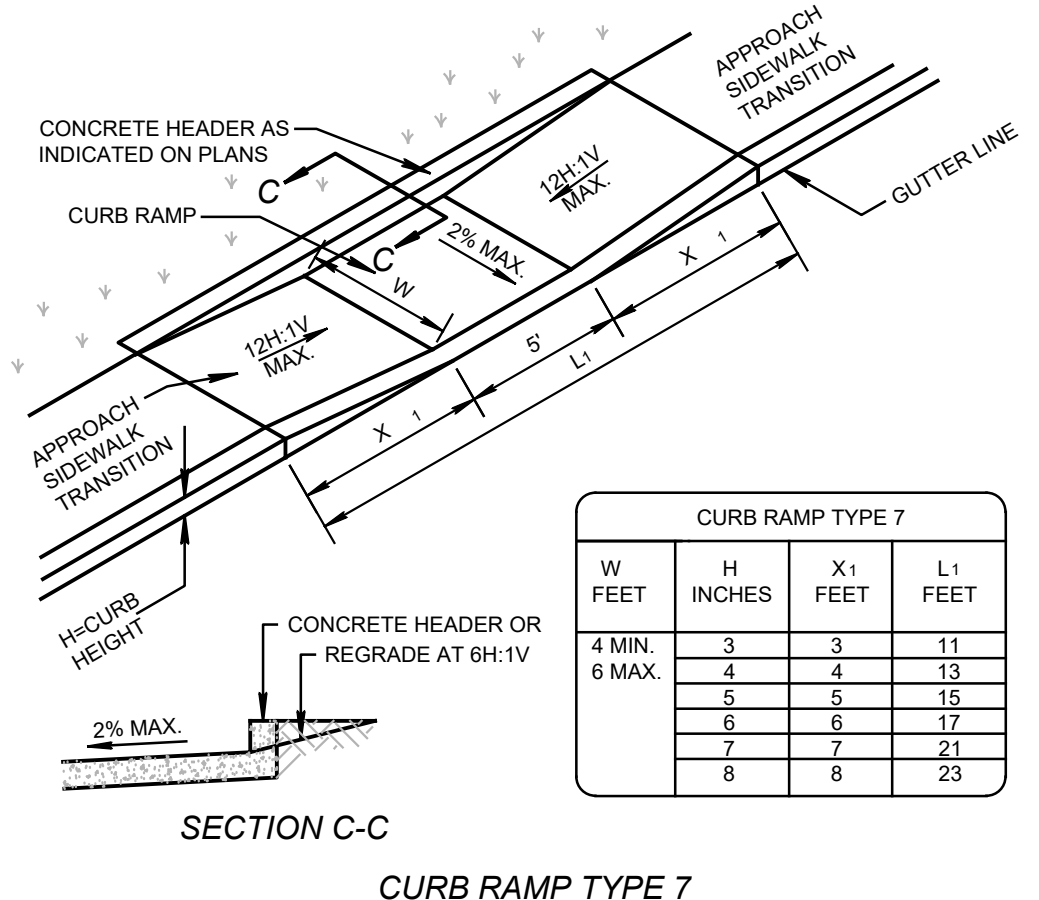
- GENERAL NOTES:**
- ALL SIGNS SHALL BE MINIMUM 18 GAUGE STEEL WITH BAKED ON ENAMEL FINISH. PROVIDE WITH PRE-PUNCHED MOUNTING HOLES.
  - POSTS: 2" STEEL U-CHANNEL BREAKAWAY POST.
  - SIGNS AND POSTS SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCES.



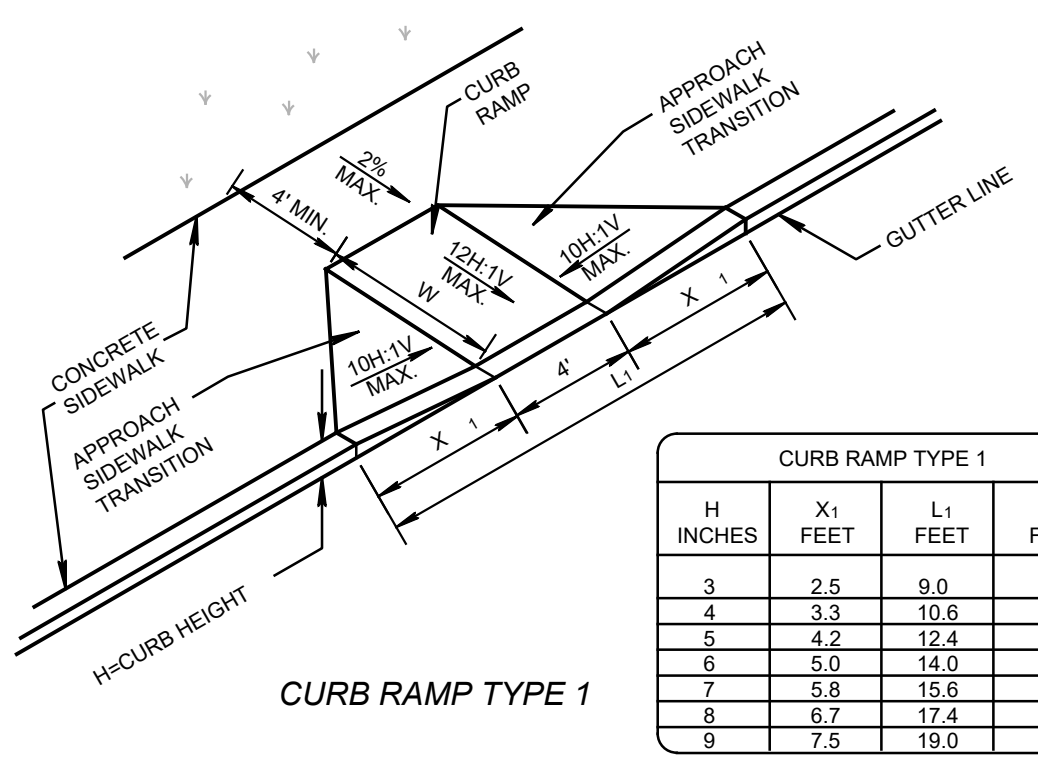
- NOTES:**
- SUBGRADE CONDITIONS AND COMPACTION SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BITUMINOUS PAVEMENT.
  - ALL SUBGRADE TO BE 95% MINIMUM COMPACTION AND LAID IN 6" LIFTS.
  - BASE COURSE SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 OR ASTM D-1557. SUBBASE COURSE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 OR ASTM D-1557.
  - THE GRANULAR BASE SHALL BE DENSE GRADED AGGREGATE CONFORMING TO SUBSECTION 901.08 OR SOIL AGGREGATE DESIGNATED 1-5 CONFORMING TO SUBSECTION 901.09 AND SHOWN IN TABLE 901-2 OF THE N.J. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (1989) OR APPROVED BY GEOTECHNICAL ENGINEER.



- NOTES:**
- ALL REINFORCING SHALL HAVE A F<sub>y</sub> OF 60,000 PSI.
  - CONSTRUCTION JOINTS SHALL BE EVERY 20'-0".
  - 3/4" CHAMFER SHALL BE ON ALL EXPOSED EDGES.
  - ALL LAPS SHALL BE 40 BAR DIAMETERS IN LENGTH.
  - THE ABOVE RETAINING WALL CAN ONLY BE USED IN ANY SITUATION WHERE THE WALL HEIGHT IS LESS THAN 4'-0" (BETWEEN THE TOP OF WALL AND TOP OF FOOTING). ANY RETAINING WALLS GREATER THAN 4'-0" HIGH SHALL BE DESIGNED BY THE CONTRACTOR'S ENGINEER AND SUBMITTED TO THE PARK SYSTEM IN CUT SHEET FORM.
  - MINIMUM CONCRETE STRENGTH AT 28 DAYS, F<sub>c</sub> = 4000 PSI.



CURB RAMP TYPE 7				
W FEET	H INCHES	X <sub>1</sub> FEET	L <sub>1</sub> FEET	
4 MIN.	3	3	11	
6 MAX.	4	4	13	
	5	5	15	
	6	6	17	
	7	7	21	
	8	8	23	



CURB RAMP TYPE 1				
H INCHES	X <sub>1</sub> FEET	L <sub>1</sub> FEET	W FEET	
3	2.5	9.0	3	
4	3.3	10.6	4	
5	4.2	12.4	5	
6	5.0	14.0	6	
7	5.8	15.6	7	
8	6.7	17.4	8	
9	7.5	19.0	9	

- GENERAL NOTES:**
- LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR.
  - DIMENSIONS SHOWN IN TABLES ARE FOR RELATIVELY FLAT SIDEWALK AREAS. CARE SHOULD BE TAKEN WHEN DETERMINING CURB RAMP SIZE BASED ON CURB HEIGHT (H) WHERE ELEVATION OF CURB AND SIDEWALK VARY DRASTICALLY IN AREA OF PROPOSED CURB RAMP.
  - CURB (DROPPED CURB) GUTTERLINE SHALL BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4 FEET AT ALL CURB RAMPS, EXCEPT THAT CURB RAMP TYPE 6 SHALL BE A MINIMUM OF 5 FEET.
  - FOR CURB RAMP TYPES 5 AND 6, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
  - WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, THE SIDEWALK CURB RAMP DELINEATION (SHADED AREA) SHALL BE SAFETY RED IN COLOR ON 70% COLOR CONTRAST FOR OTHER SURFACES SUCH AS CONCRETE AT BRICK.
  - WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF THE SIDEWALK IS 6 FEET OR LESS, CURB RAMP TYPE 7 SHOULD BE USED, INSTEAD OF CURB RAMP TYPES 1 THROUGH 4.
  - DIMENSIONS SHOWN ON THE TABLES ARE FOR 4, 6, OR 8 INCH CURB HEIGHTS, WHERE THE CURB HEIGHTS ARE OTHER THAN WHAT IS PROVIDED IN THE TABLES, THE DIMENSIONS OF THE RAMPS WILL HAVE TO BE CALCULATED BASED ON THE CROSS SLOPES SHOWN.
  - ALL FULL CURB DEPRESSIONS SHALL BE CONSTRUCTED OF CONCRETE, REGARDLESS OF THE CURB TYPE THROUGHOUT THE PROJECT.

**ADA ACCESSIBLE SIDEWALK AND CURB RAMPS**  
NOT TO SCALE

**PROJECT INFORMATION**

PROJECT NAME: **MARLBORO MEDICAL ARTS BUILDING C**

PROJECT LOCATION: **TM #89, BLOCK 213, LOT 8.01  
479 ROUTE 520  
TOWNSHIP OF MARLBORO,  
MONMOUTH COUNTY, NJ**

OWNER: **479 ROUTE 520 ASSOCIATES, LLC  
46 NEWMAN SPRINGS ROAD EAST  
RED BANK, NJ 07701**

APPLICANT: **479 ROUTE 520 ASSOCIATES, LLC  
46 NEWMAN SPRINGS ROAD EAST  
RED BANK, NJ 07701**

APPLICANT'S PROFESSIONALS:

ATTORNEY: **CLEARY GIACOBBE ALFIERI JACOBS, LLC  
LAKEVIEW PROFESSIONAL BUILDING  
5 RAIVINE DRIVE  
MATAWAN, NJ 07747**

ARCHITECT: **MICHAEL SAVARESE ASSOCIATES  
ARCHITECTS  
34 SYCAMORE AVENUE, BLDG 1 UNIT 1E  
LITTLE SILVER, NJ 07739**

SURVEYOR: **INSITE SURVEYING, LLC  
1955 HIGHWAY 34, SUITE 1A  
WALL, NJ 07719**



CALL BEFORE YOU DIG!  
NJ ONE CALL... 800-272-1000  
or 201-992-9999

ELECTRIC	RED
GAS	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TRAP SERVICE MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

**INSITE**  
Engineering • Surveying • Planning

InSite Engineering, LLC  
CERTIFICATE OF AUTHORIZATION: 24GA28083200  
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719  
732-531-7100 (Ph) 732-531-7344 (Fax)  
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL, AND MAY HAVE BEEN ALTERED.

**JASON L. FICHTER, PE, PP, CFM, CME**  
NJPE #3118 NJPP #726 PAPE #1968  
DCPE #3119 NYPE #02285 CPEE #23291  
NCPE #3336 DCPE #00682 COPE #36605

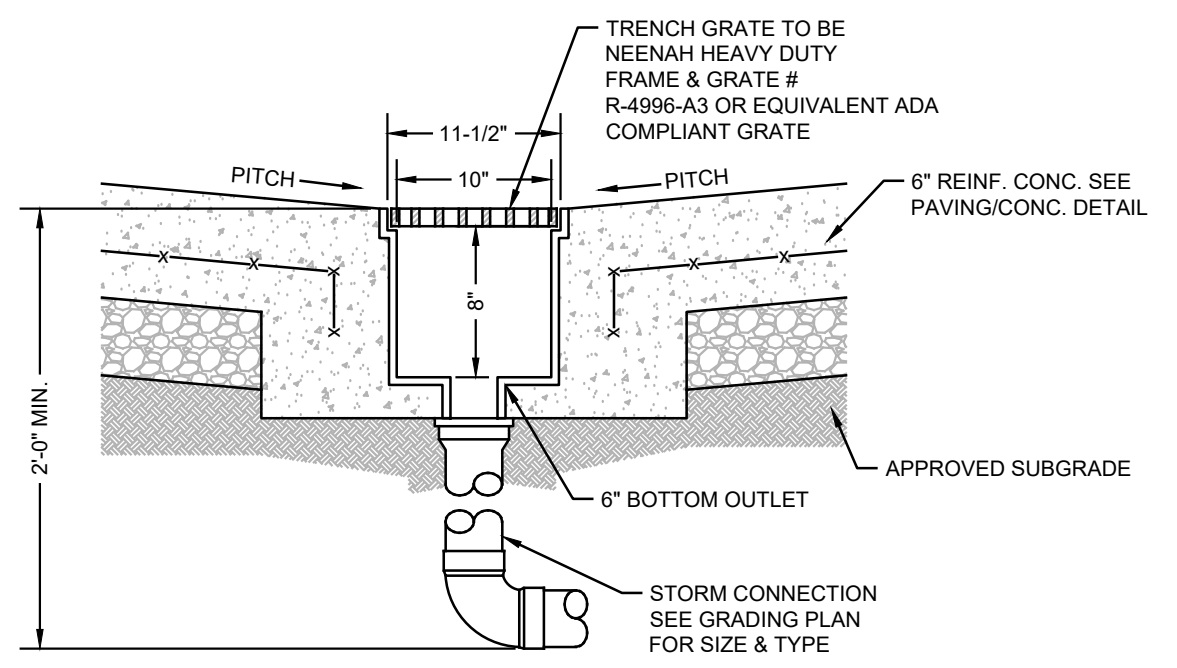
**REVISIONS**

Rev #	Date	Comment
0	07/10/20	INITIAL RELEASE
	SCALE: AS SHOWN	DESIGNED BY: DDC
	DATE: 07/10/20	DRAWN BY: DJP/AMC
	JOB #: 20-1380-01	CHECKED BY: JLF
	CAD ID: 20-1380-01/0	
	<input checked="" type="checkbox"/> NOT FOR CONSTRUCTION	APPROVED BY:
	<input type="checkbox"/> FOR CONSTRUCTION	PLAN INFORMATION

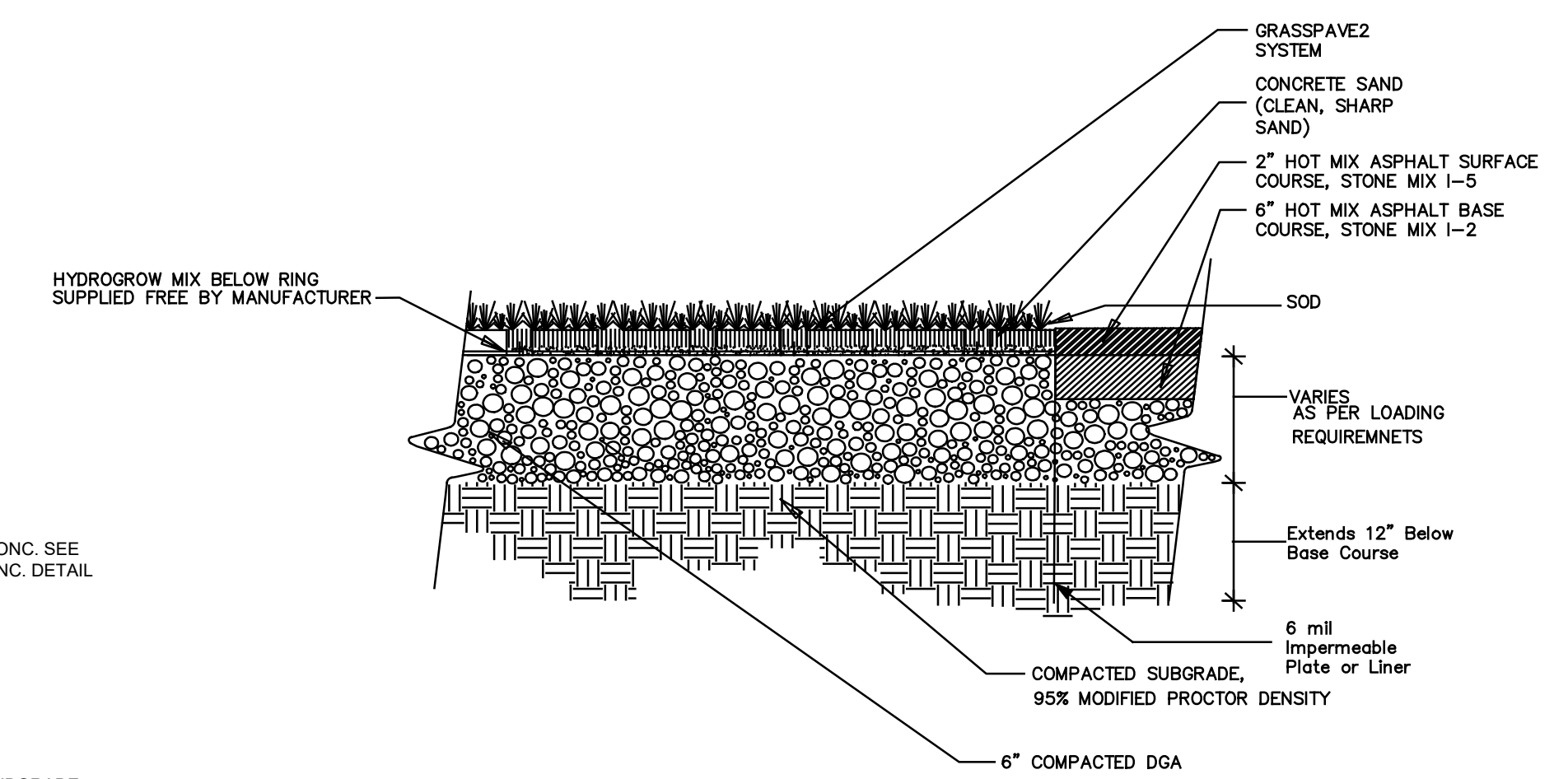
DRAWING TITLE: **AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN**

SHEET TITLE: **CONSTRUCTION DETAILS**

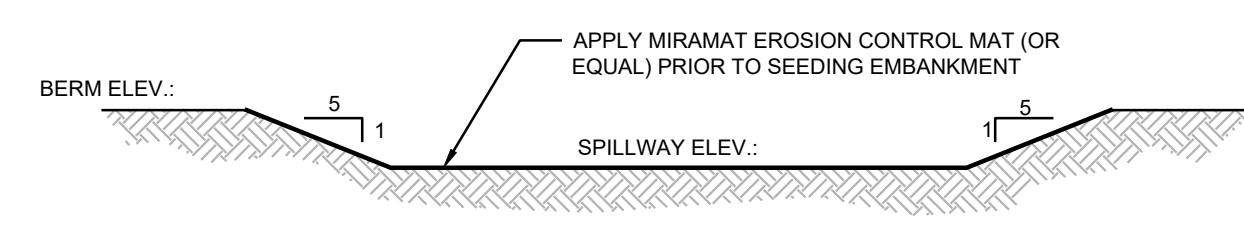
SHEET NO.: **C600**



**TRENCH DRAIN DETAIL**  
NTS

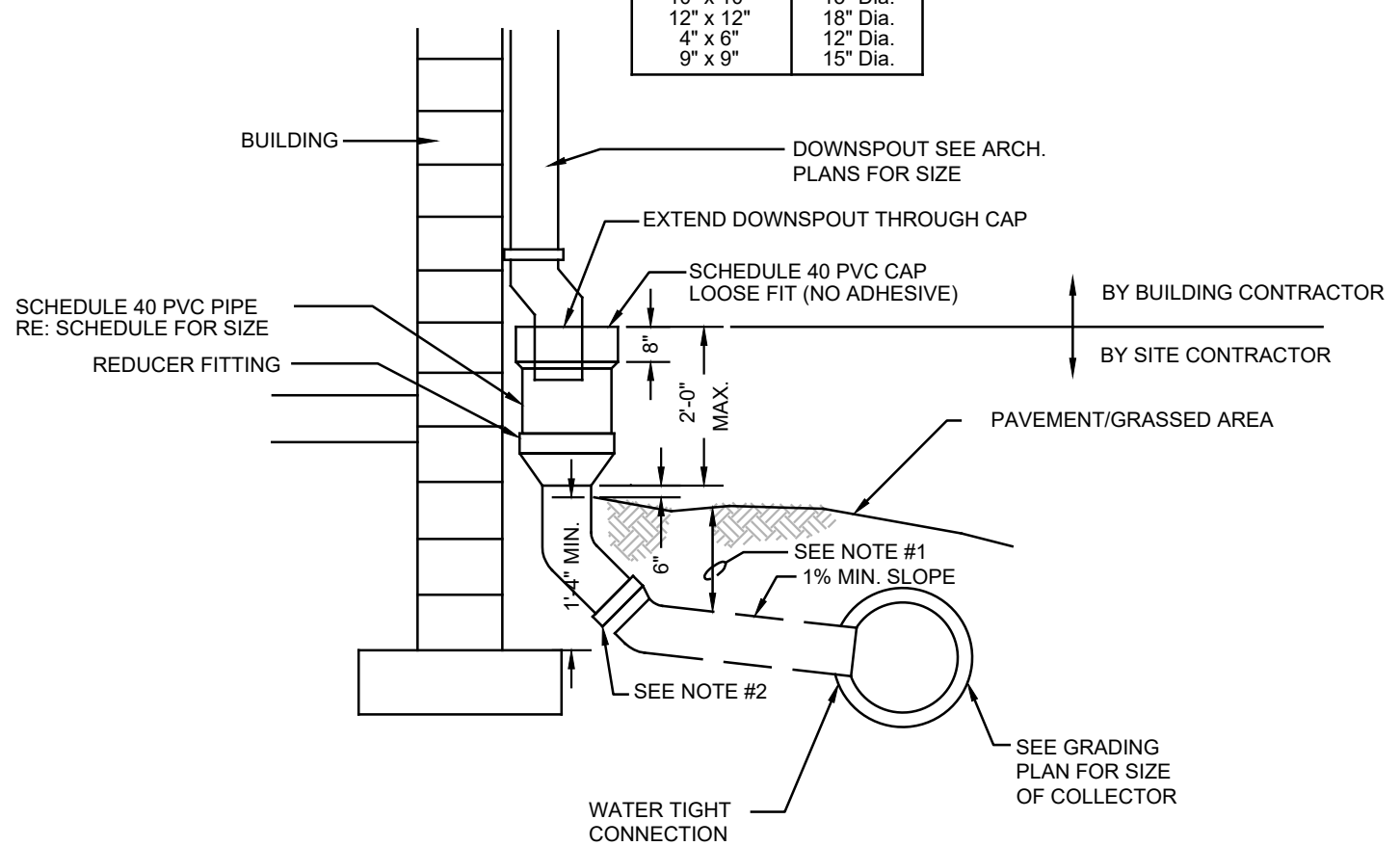


**STABILIZED GRASS  
(MAINTENANCE ACCESS AT  
DETENTION BASIN)**  
NOT TO SCALE



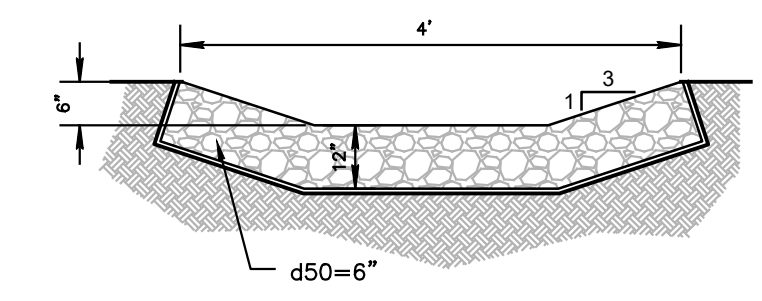
**EMERGENCY SPILLWAY**  
NOT TO SCALE

SCHEDULE	
DOWNSPOUT	PVC PIPE
8" x 8"	12" Dia.
10" x 10"	15" Dia.
12" x 12"	18" Dia.
4" x 6"	12" Dia.
6" x 6"	15" Dia.

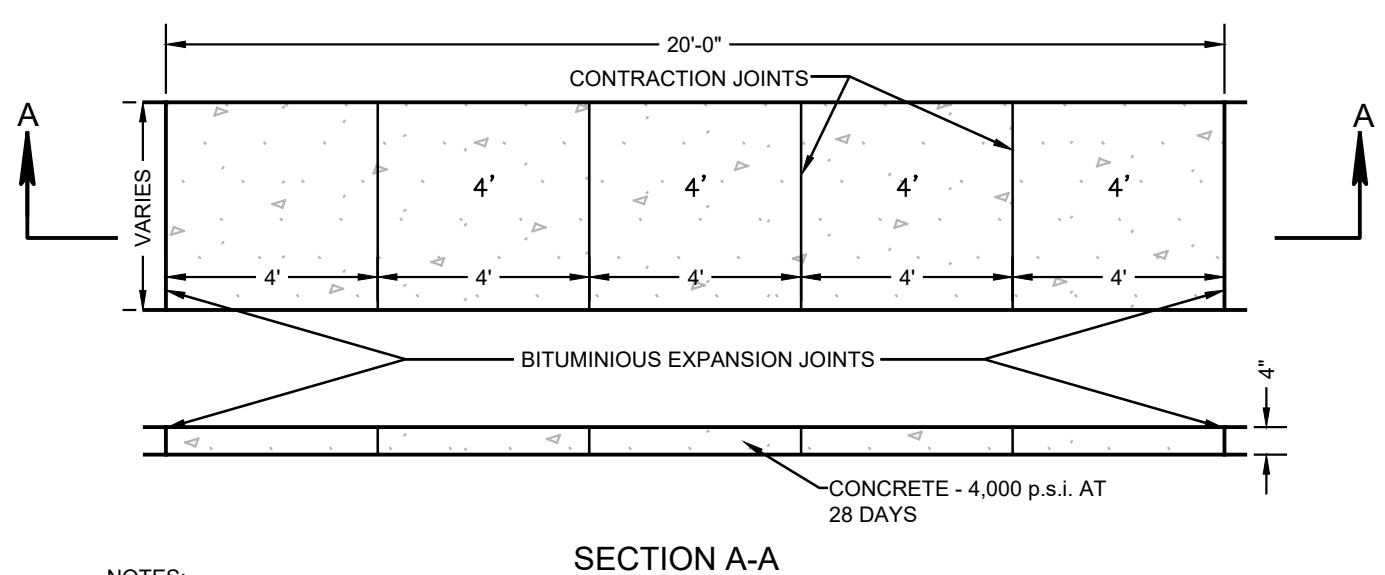


- NOTES:
- FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
  - A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE.
  - INSTALLED ON THE BUILDING, SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE CAP. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR EXTENDING DOWNSPOUT THROUGH CAP.
  - INSTALL PIPES CLEAR OF PORCHES, BOLLARDS, AND OTHER BUILDING APPURTENANCES.

**EXTERIOR DOWNSPOUT COLLECTOR**  
NTS

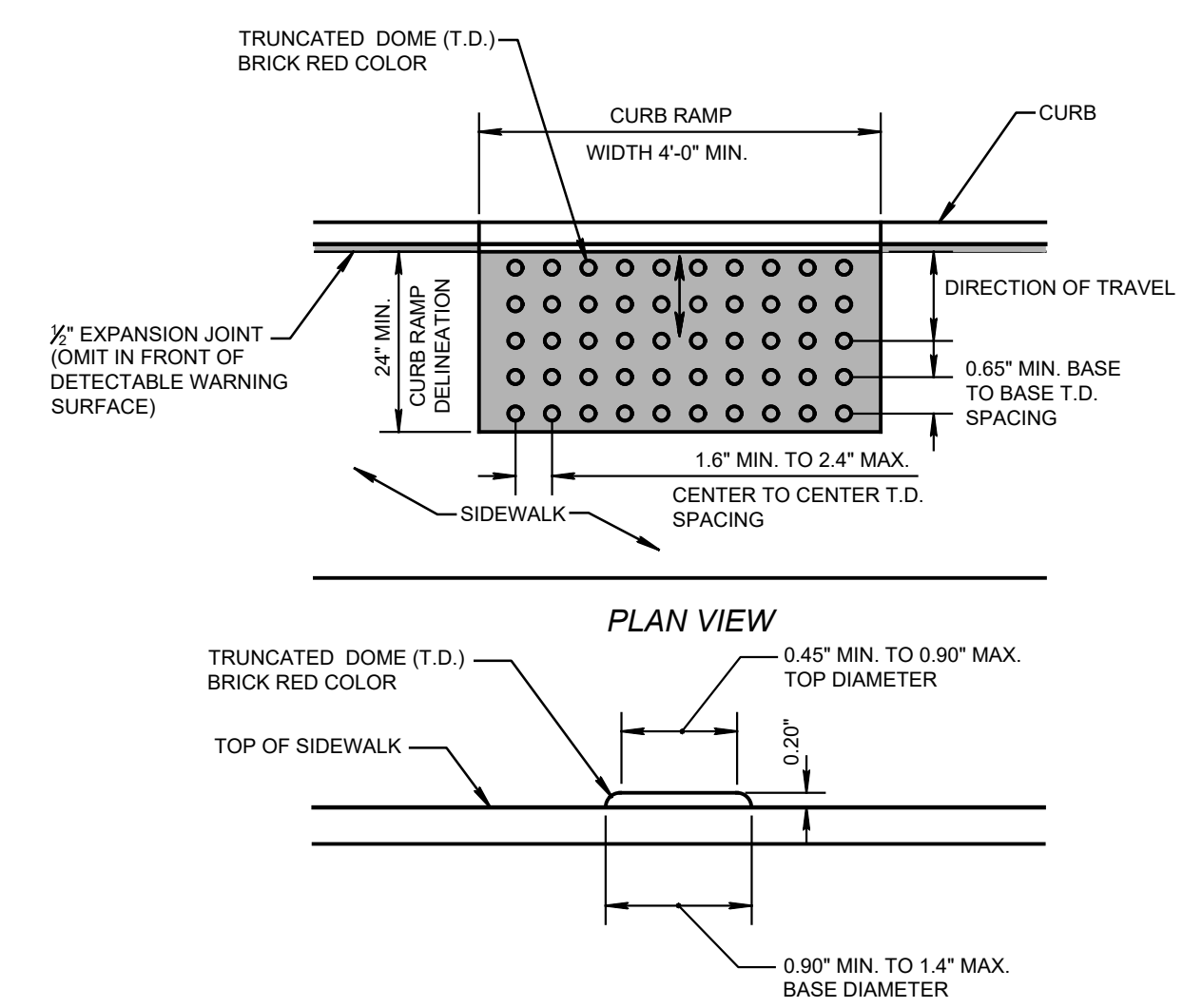


**RIP-RAP FLUME DETAIL**  
NOT TO SCALE



- NOTES:
- A PREFORMED, BITUMINOUS JOINT 4" DEEP, 1/2" WIDE AND EXTENDING THE FULL WIDTH OF THE WALK, UNBROKEN, SHALL BE INSTALLED EVERY 20'. CONTRACTION JOINTS SHALL BE INSTALLED EVERY 4' THE FULL WALK WIDTH.
  - THERE SHALL BE A BROOM FINISH WITH THE EDGES FINISHED WITH A SUITABLE TOOL.

**CONCRETE SIDEWALK**  
NOT TO SCALE



NOTE:  
CONTRACTOR SHALL PROVIDE A DETECTABLE WARNING SURFACE SUBMITTAL TO PROJECT ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

**DETECTABLE WARNING SURFACE**  
NOT TO SCALE

**PROJECT INFORMATION**

PROJECT NAME: MARLBORO MEDICAL ARTS BUILDING C

PROJECT LOCATION: TM #89, BLOCK 213, LOT 8.01  
479 ROUTE 520  
TOWNSHIP OF MARLBORO,  
MONMOUTH COUNTY, NJ

OWNER: 479 ROUTE 520 ASSOCIATES, LLC  
46 NEWMAN SPRINGS ROAD EAST  
RED BANK, NJ 07701

APPLICANT: 479 ROUTE 520 ASSOCIATES, LLC  
46 NEWMAN SPRINGS ROAD EAST  
RED BANK, NJ 07701

APPLICANT'S PROFESSIONALS:

ATTORNEY: CLEARY GACOBBE ALFIERI JACOBS, LLC  
LAKEVIEW PROFESSIONAL BUILDING  
5 RAVINE DRIVE  
MATAWAN, NJ 07747

ARCHITECT: MICHAEL SAVARESE ASSOCIATES ARCHITECTS  
34 SYCAMORE AVENUE, BLDG 1 UNIT 1E  
LITTLE SILVER, NJ 07739

SURVEYOR: INSITE SURVEYING, LLC  
1955 HIGHWAY 34, SUITE 1A  
WALL, NJ 07719



CALL BEFORE YOU DIG!  
NJ ONE CALL... 800-272-1000  
@nj1call.org

ELECTRIC	RED
GAS	YELLOW
COMMUNICATION/TV	ORANGE
WATER	BLUE
SEWER	GREEN
TRAP SEWER MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

**INSITE**  
Engineering • Surveying • Planning

InSite Engineering, LLC  
CERTIFICATE OF AUTHORIZATION: 24GA28083200  
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719  
732-531-7100 (Ph) 732-531-7344 (Fax)  
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL, AND MAY HAVE BEEN ALTERED.

*Jason L. Fichter*  
**JASON L. FICHTER, PE, PP, CFM, CME**  
NJPE 43118 NJPP 8726 PAPE 61968  
DCPE 3819 WYPE 902295 CPEE 23291  
NCPE 33336 DCPE 900682 COPE 36605

**REVISIONS**

Rev. #	Date	Comment
0	07/10/20	INITIAL RELEASE

SCALE: AS SHOWN	DESIGNED BY: DDC
DATE: 07/10/20	DRAWN BY: DJP/AMC
JOB #: 20-1380-01	CHECKED BY: JLF
CAD ID: 20-1380-01/0	
<input checked="" type="checkbox"/> NOT FOR CONSTRUCTION	
APPROVED BY:	
FOR CONSTRUCTION	
PLAN INFORMATION	

DRAWING TITLE: AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NO.: C601

PROJECT INFORMATION

PROJECT NAME: MARLBORO MEDICAL ARTS BUILDING C

PROJECT LOCATION: TM #89, BLOCK 213, LOT 8.01  
479 ROUTE 520  
TOWNSHIP OF MARLBORO,  
MONMOUTH COUNTY, NJ

OWNER: 479 ROUTE 520 ASSOCIATES, LLC  
46 NEWMAN SPRINGS ROAD EAST  
RED BANK, NJ 07701

APPLICANT: 479 ROUTE 520 ASSOCIATES, LLC  
46 NEWMAN SPRINGS ROAD EAST  
RED BANK, NJ 07701

APPLICANT'S PROFESSIONALS: ATTORNEY: CLEARY GIACOBBE ALFIERI JACOBS, LLC  
LAKEVIEW PROFESSIONAL BUILDING  
5 RAVINE DRIVE  
MATAWAN, NJ 07747

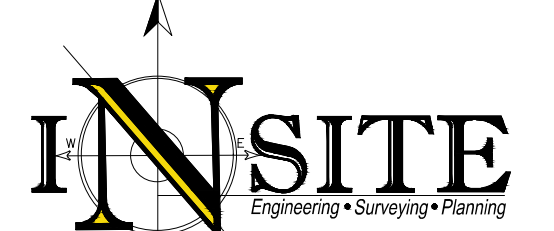
ARCHITECT: MICHAEL SAVARESE ASSOCIATES ARCHITECTS  
34 SYCAMORE AVENUE, BLDG 1 UNIT 1E  
LITTLE SILVER, NJ 07739

SURVEYOR: INSITE SURVEYING, LLC  
1955 HIGHWAY 34, SUITE 1A  
WALL, NJ 07719



CALL BEFORE YOU DIG!  
NJ ONE CALL... 800-272-1000

ELECTRIC	RED
TELEPHONE	YELLOW
COMMUNICATIONS	ORANGE
SEWER	BLUE
WATER	GREEN
TRAP SERVICE MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE



InSite Engineering, LLC  
CERTIFICATE OF AUTHORIZATION: 24GA28083200  
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719  
732-531-7100 (Ph) 732-531-7344 (Fax)  
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL, AND MAY HAVE BEEN ALTERED.

JASON L. FICHTER, PE, PP, CFM, CME  
NJPE #3718 NJPP #726 PAPE #1968  
DEPE #819 NYPE #00226 CPPE #2391  
NCPPE #3336 DCPPE #00682 CCOPE #36605

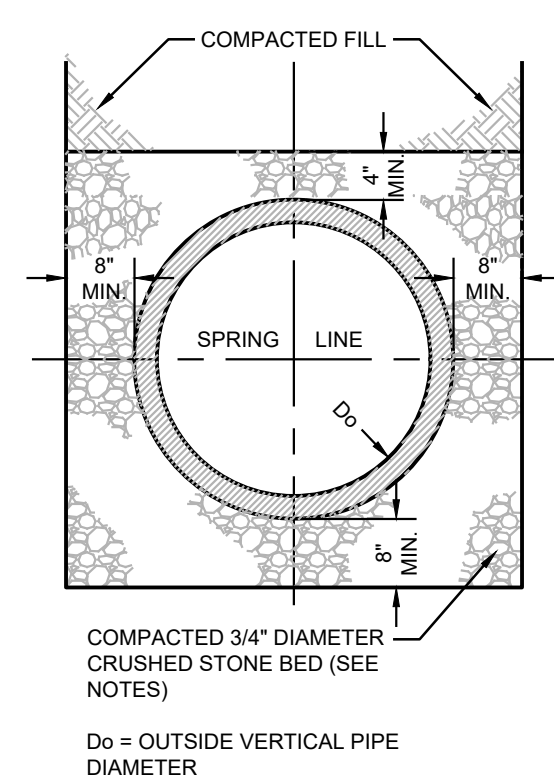
REVISIONS

Rev.	Date	Description
0	07/10/20	INITIAL RELEASE
1	07/10/20	SCALE: AS SHOWN DESIGNED BY: DDC
2	07/10/20	DATE: 07/10/20 DRAWN BY: DJP/AMC
3	JOB #: 20-1380-01 CHECKED BY: JLF	
4	CAD ID: 20-1380-01/0	
5	NOT FOR CONSTRUCTION	APPROVED BY:
6	FOR CONSTRUCTION	PLAN INFORMATION

DRAWING TITLE: AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

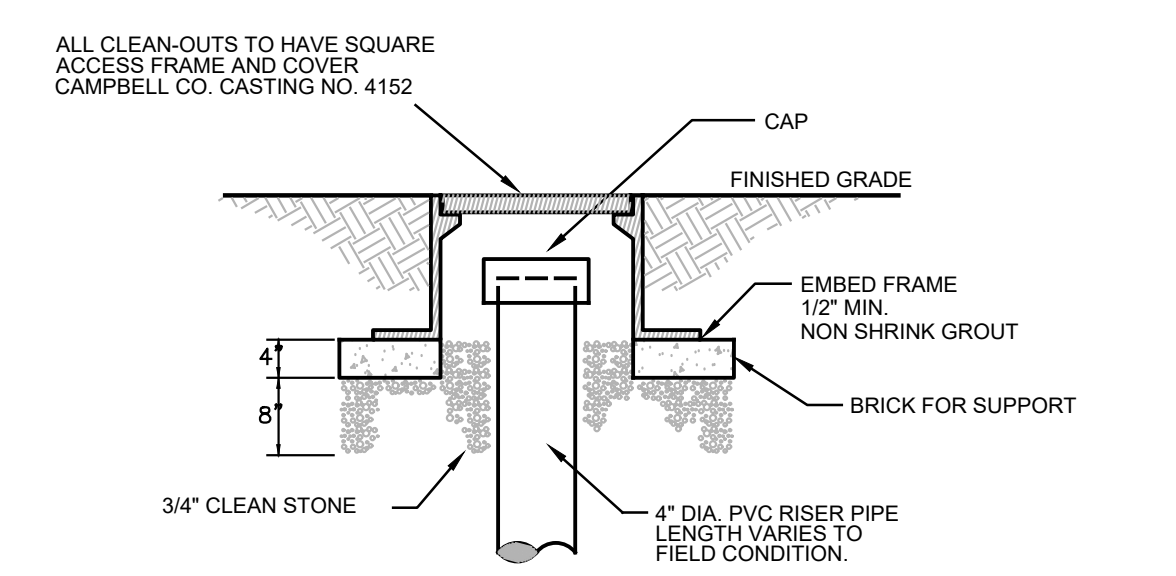
SHEET TITLE: CONSTRUCTION DETAILS

SHEET NO.: C602



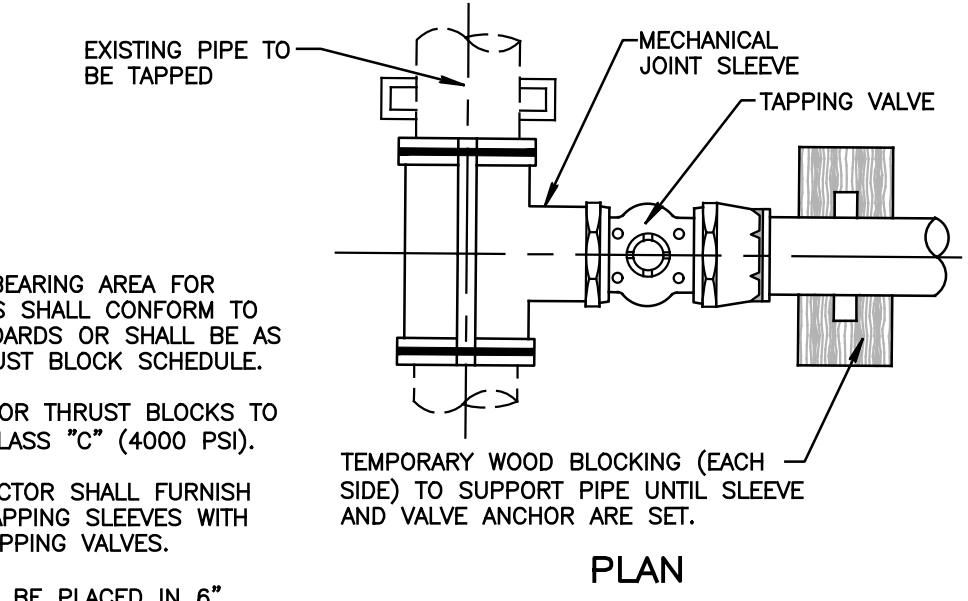
- GENERAL NOTES
- AN 8-INCH THICK LAYER OF 3/4 INCH CLEAN STONE SHALL BE PLACED BELOW THE PROPOSED STORM SEWER PIPING TO 4" ABOVE THE TOP OF THE PIPE TO PROVIDE A UNIFORM BED FOR SUPPORT.
  - BACKFILL MATERIALS ABOVE THE PIPE AND OVER THE TOP OF THE PIPE FOR A DISTANCE OF AT LEAST 8-INCHES SHOULD CONSIST OF THE APPROVED PORTIONS AND COMPACTED BY HAND. ALL BACKFILL MATERIAL SHALL BE FREE OF STUMPS, BRUSH, WEEDS, ROOTS, RUBBISH, WOOD, AND OTHER MATERIALS THAT MAY DECAY. ABOVE THIS LEVEL, CONTROLLED COMPACTED FILL SHOULD BE PLACED TO ATTAIN THE FINAL DESIGN GRADES.
  - ANY IMPORTED FILL MATERIAL REQUIRED TO COMPLETE THE BACKFILL OPERATIONS SHOULD CONSIST OF RELATIVELY WELL-GRADED GRANULAR SOILS CONTAINING LESS THAN 15% BY WEIGHT PASSING A U.S. STANDARD NO. 200 SIEVE AND HAVING A MAXIMUM PARTICLE SIZE OF 3-INCHES. ALL BACKFILL SHOULD BE PLACED IN LAYERS ON THE ORDER OF 8-INCHES IN LOOSE THICKNESS AND UNIFORMLY COMPACTED USING VIBRATORY COMPACTION EQUIPMENT TO AT LEAST 92% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 TEST PROCEDURE. IN ADDITION, THE UPPER 3 FEET OF BACKFILL BELOW ROADWAYS, SIDEWALKS, AND OTHER STRUCTURAL AREAS SHOULD BE COMPACTED WITH A HEAVY VIBRATING DRUM COMPACTOR TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 TEST PROCEDURE.

STORM SEWER PIPE BEDDING

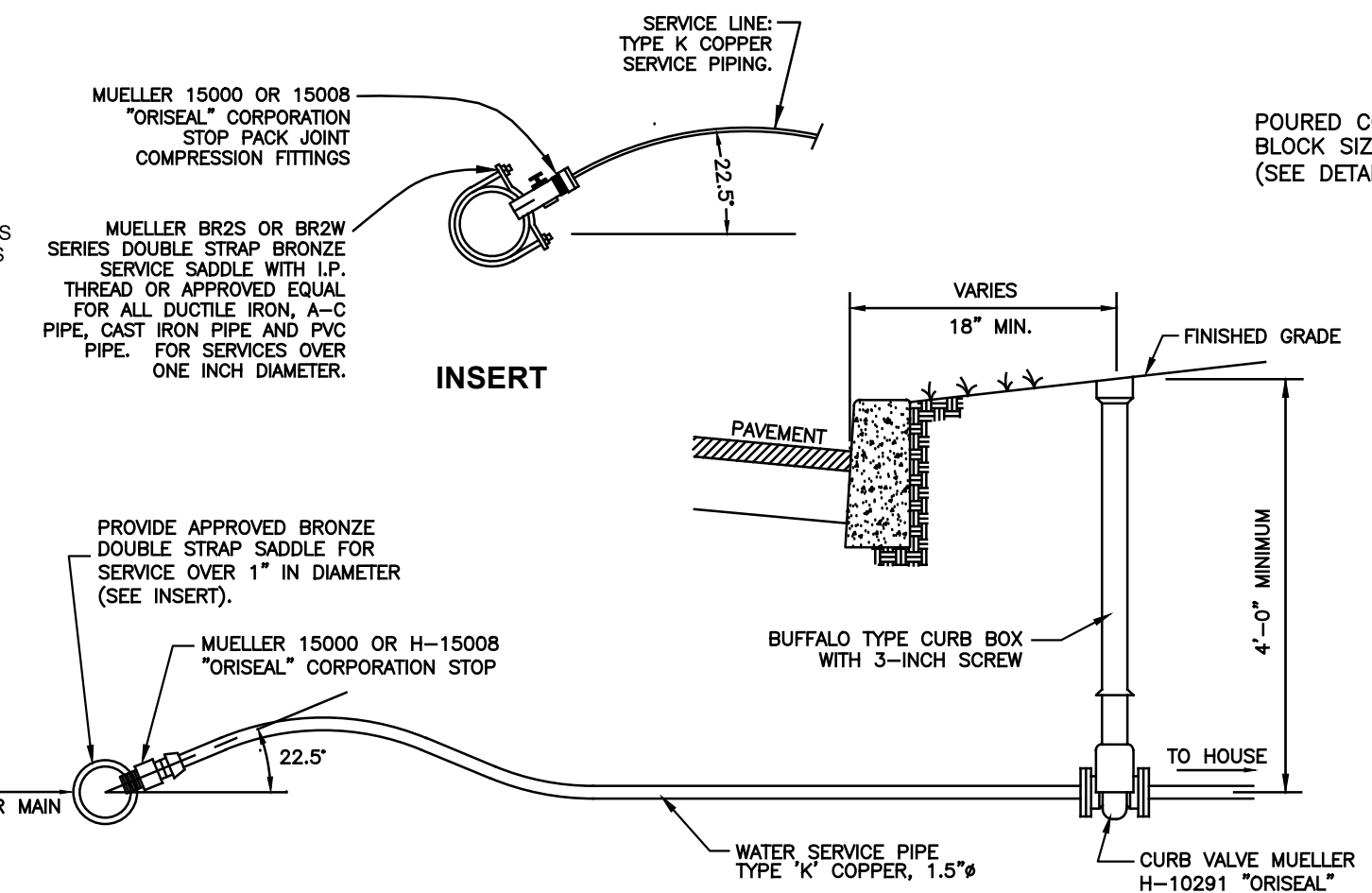
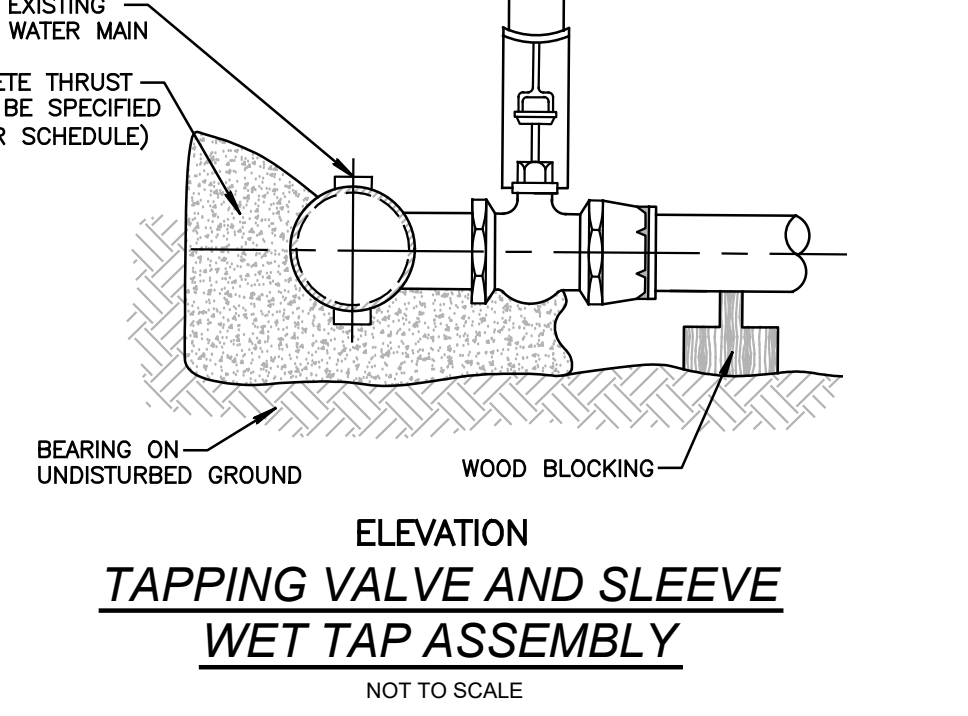


ROOF LEADER COLLECTION SYSTEM CLEAN-OUT FRAME AND COVER: FOR HARDSCAPE ONLY

- NOTES:
- SIZE AND BEARING AREA FOR THRUST BLOCKS SHALL CONFORM TO CURRENT STANDARDS OR SHALL BE AS SHOWN IN THRUST BLOCK SCHEDULE.
  - CONCRETE FOR THRUST BLOCKS TO BE N.J.D.O.T. CLASS "C" (4000 PSI).
  - THE CONTRACTOR SHALL FURNISH AND INSTALL TAPPING SLEEVES WITH COMPATIBLE TAPPING VALVES.
  - BACKFILL TO BE PLACED IN 6" LIFTS WITH 95% MINIMUM COMPACTION.



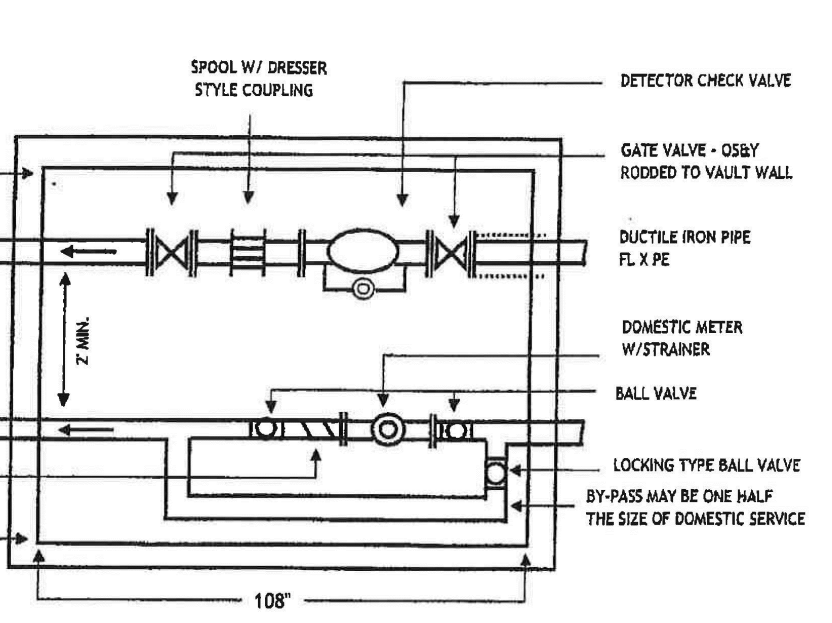
TAPPING VALVE AND SLEEVE WET TAP ASSEMBLY



WATER SERVICE CONNECTION LATERAL

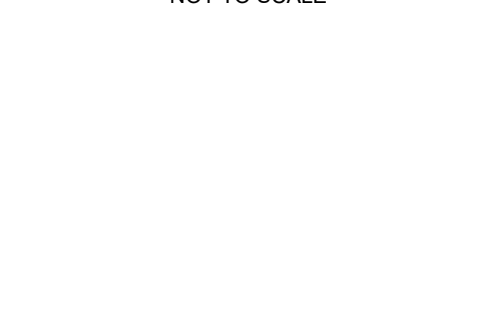
GORDONS CORNER WATER COMPANY  
PO BOX 145 - MARLBORO, NJ 07746 - 732-946-9333

COMBINATION FIRE DOMESTIC WATER SERVICES METER VAULT INSTALLATION

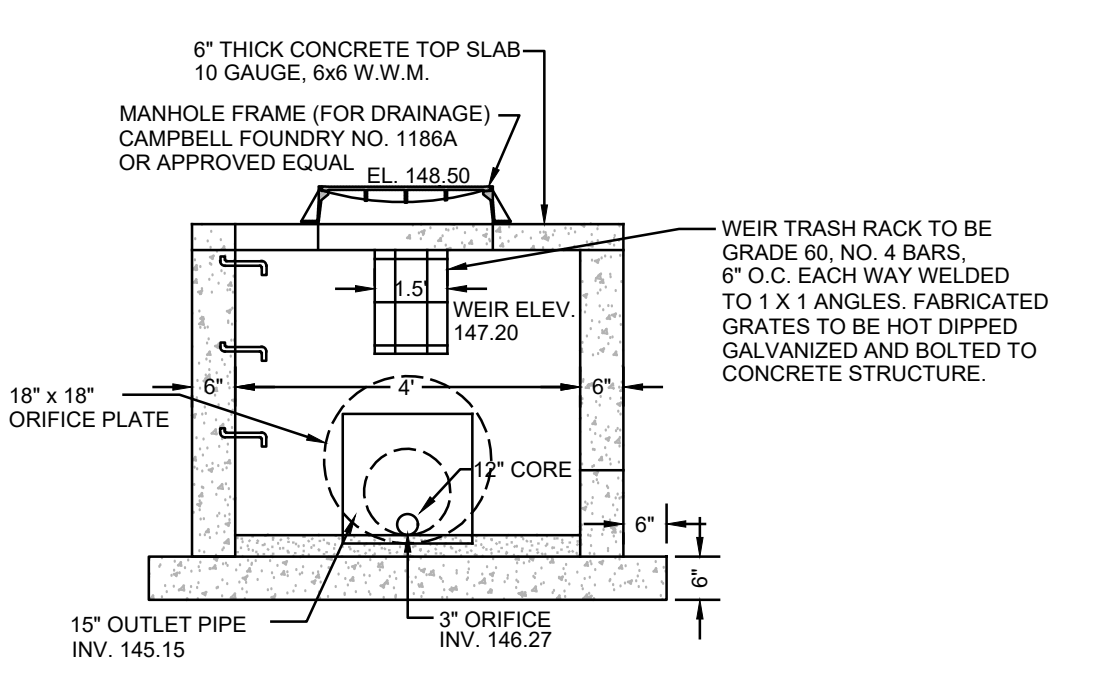


- THE METER VAULT SHALL BE PRE-CAST 10" x 6" x 8" x 8" MIN., DESIGNED BY A PROFESSIONAL ENGINEER IN ACCORDANCE WITH OSHA STANDARDS, SOIL CONDITIONS AND LOCAL & STATE REGULATIONS. FINAL DRAWINGS SHALL BE SUBMITTED TO THE WATER COMPANY FOR REVIEW BEFORE INSTALLATION.
- THE METER VAULT SHALL BE LOCATED IN A NON-TRAFFIC OR GRASS AREA.
- WATER COMPANY WILL INSTALL FIRE & DOMESTIC SERVICE TO THE CURB LINE.
- WATER COMPANY WILL SUPPLY DETECTOR CHECK VALVE W/ BY-PASS METER AND DOMESTIC METER. CUSTOMER WILL INSTALL.
- A DOUBLE CHECK VALVE BACKFLOW ASSEMBLY IS REQUIRED ON THE DOMESTIC SERVICE. CUSTOMER WILL INSTALL.
- THE CUSTOMER IS RESPONSIBLE FOR ALL PIPE NOVAL, VALVES & FITTINGS WITHIN THE METER VAULT, EXCEPT FOR THE METERS.

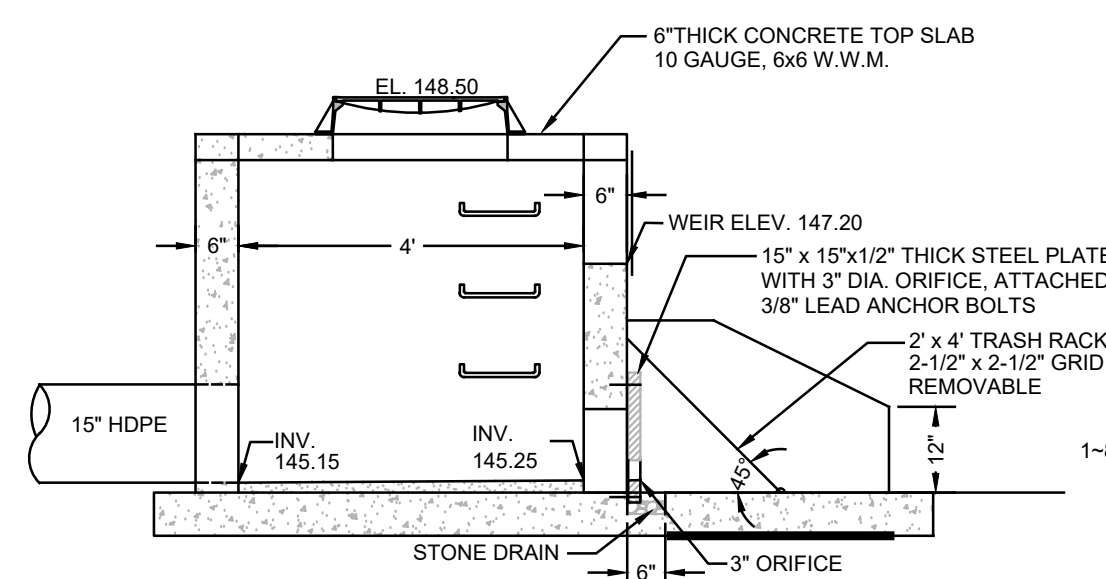
VALVE BOX DETAIL



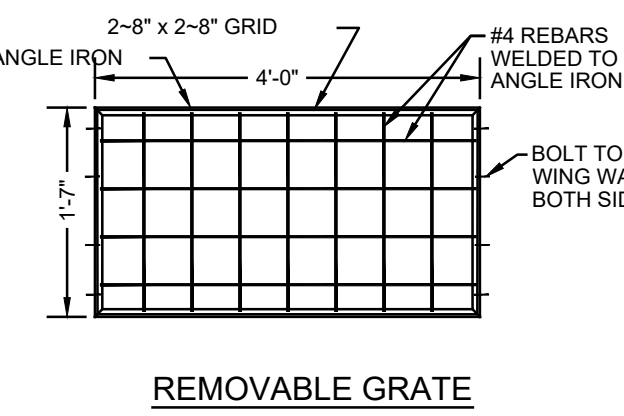
- BOX MUST BE PLUMB & CENTERED OVER VALVE BOX WHEN SET. MUST NOT BEAR ON VALVE TUBE, PIPE OR STOP.
- INTERMEDIATE BOX SECTIONS MAY BE REQUIRED ON DEEP VALVE SETTINGS. BOX INCLUDES FOOT PIECE.



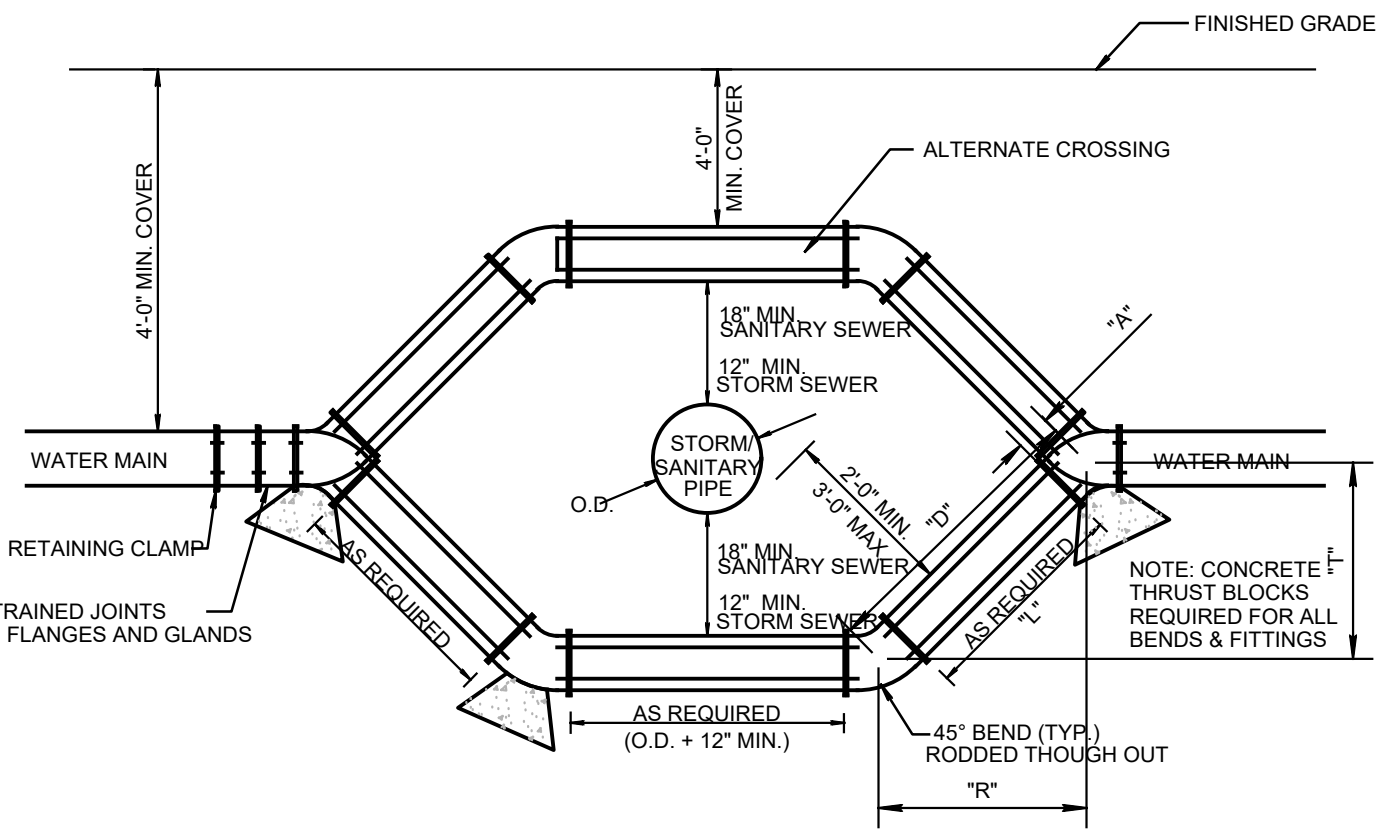
DETAIL: OUTLET STRUCTURE OS B1



- NOTES:
- CONCRETE SLAB TO BE REINFORCED WITH 10 GA., 6"x6" W.W.M.
  - WALLS TO BE REINFORCED WITH #4, 12 O.C. BOTH WAYS / DWL #4, 12" O.C. AT CENTERLINE OF WALL LOCATIONS.
  - CONCRETE TO BE AIR ENTRAINED 4000 PSI @ 28 DAYS
  - ORIFICE TRASH RACK TO BE HOT DIPPED GALVANIZED STEEL, BOLTED TO STRUCTURE WITH 8 3/8" LEAD ANCHORS.
  - ORIFICE PLATE TO BE HOT DIPPED GALVANIZED STEEL, BOLTED TO STRUCTURE WITH 4 3/8" LEAD ANCHORS.



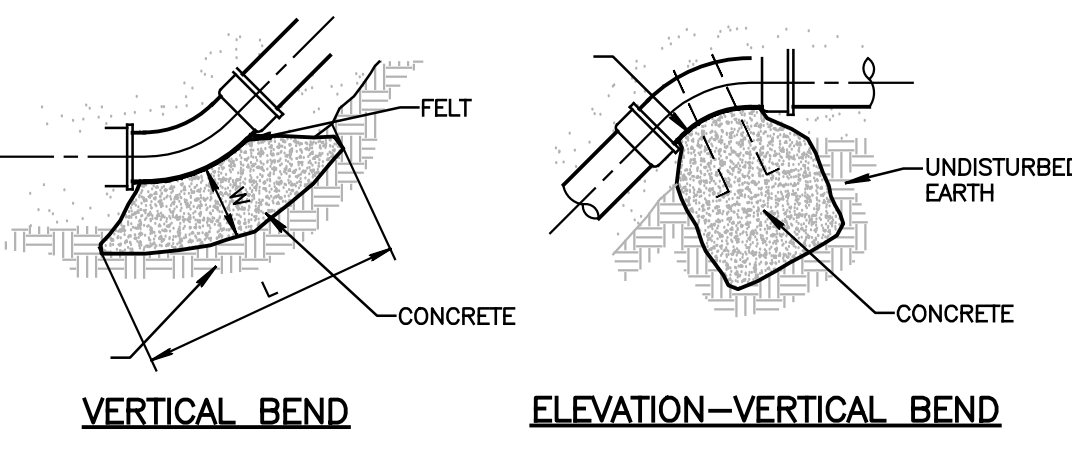
REMOVABLE GRATE



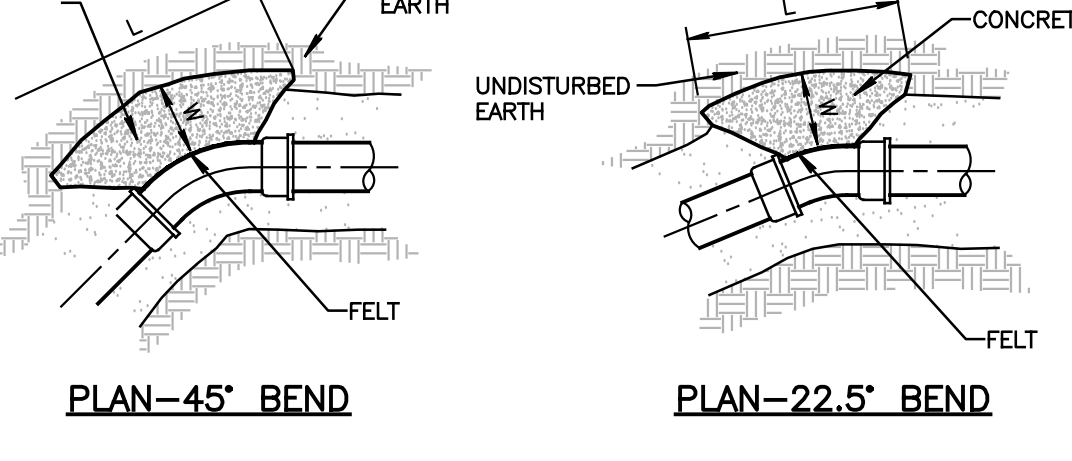
WATER MAIN - CROSSING UTILITY DETAIL

PIPE SIZE (INCHES)	L		D		L		D	
	L	D	L	D	L	D	L	D
6"	18"	15"	18"	12"	18"	12"	18"	15"
8"	2'-0"	18"	18"	12"	18"	12"	2'-0"	18"
12"	3'-0"	2'-0"	2'-0"	12"	2'-0"	12"	3'-0"	2'-0"
16"	4'-0"	2'-6"	2'-0"	12"	2'-4"	18"	4'-0"	2'-6"
20"	5'-3"	3'-0"	2'-0"	18"	3'-0"	2'-0"	5'-3"	3'-0"
24"	7'-6"	3'-0"	3'-0"	18"	4'-0"	2'-6"	7'-6"	3'-0"
30"	11'-0"	4'-0"	5'-0"	24"	6'-0"	4'-0"	11'-0"	4'-0"

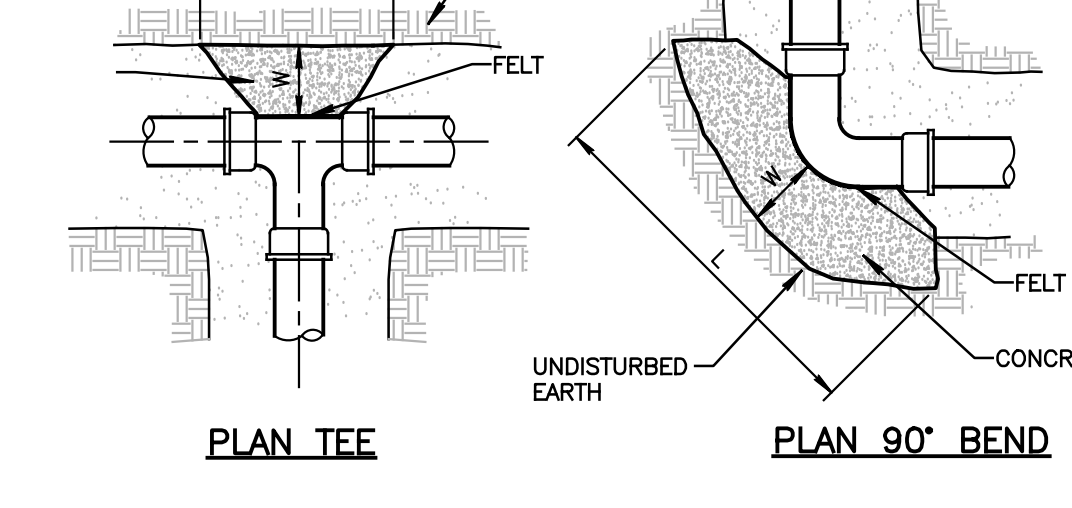
- ALL HORIZONTAL BENDS SHALL HAVE CONCRETE THRUST BLOCKS WITH MINIMUM BEARING AREAS AGAINST UNDISTURBED SOIL IN THIS DRAWING.
- BEARING AREAS ARE BASED UPON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 0.5 TONS PER SQUARE FOOT. FOR A LESSER SOIL BEARING CAPACITY, THESE AREAS SHALL BE INCREASED ACCORDINGLY.
- THRUST BLOCKS SHALL BE POURED DIRECTLY AGAINST UNDISTURBED TRENCH WALLS.
- DETAILS FOR SUPPORTS AND BRACING FOR VERTICAL BENDS FOR 12" DIAMETER OR LARGER SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- NO JOINT SHALL BE COVERED IN CONCRETE.
- CONCRETE SHALL BE 3000 p.s.i.
- THRUST BLOCKS TO CONFORM TO TOWNSHIP OF MARLBORO AND MONMOUTH COUNTY REQUIREMENTS.
- SEE TIE ROD REQUIREMENT CHART FOR TIE ROD REQUIREMENTS.



VERTICAL BEND ELEVATION-VERTICAL BEND



PLAN-45° BEND PLAN-22.5° BEND



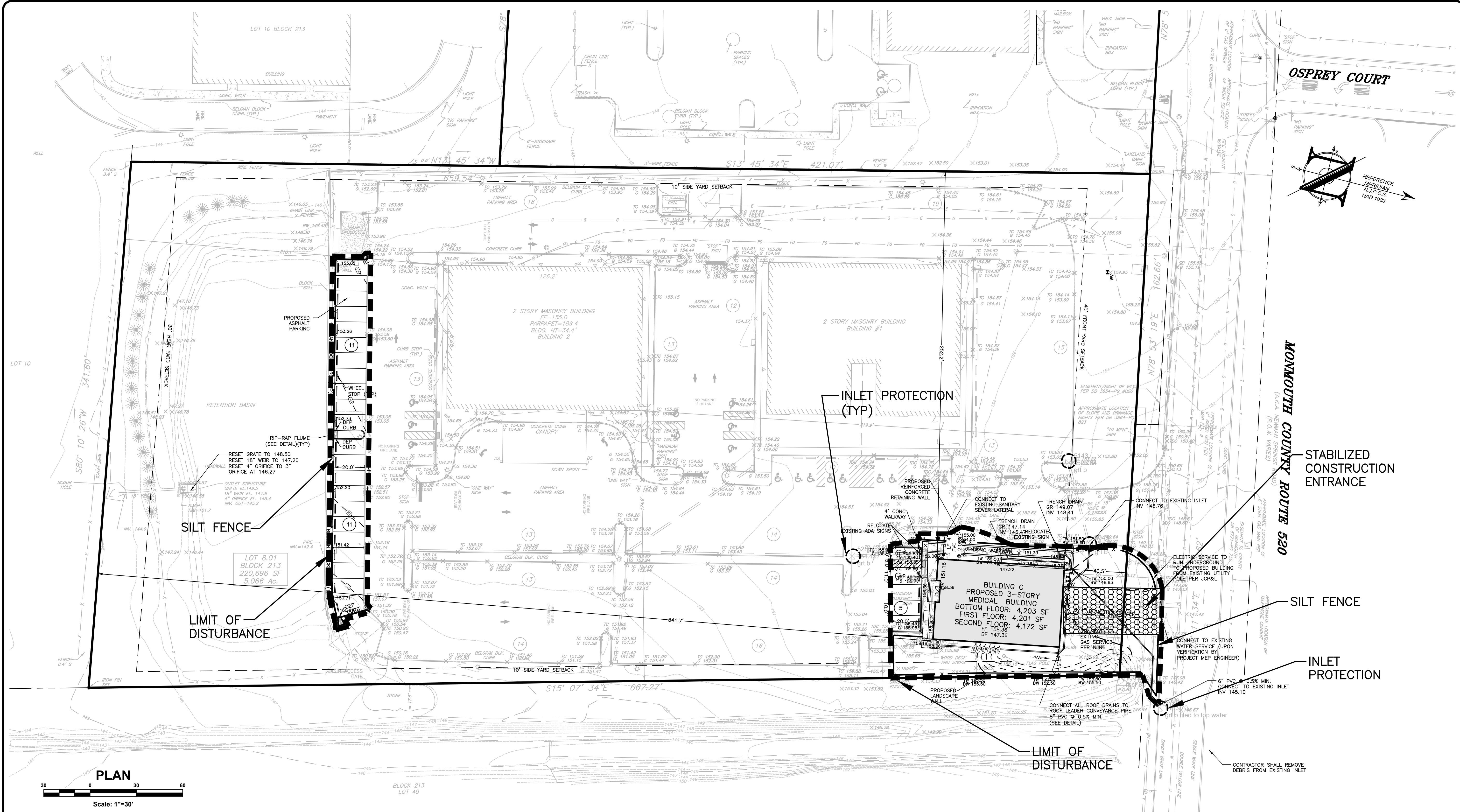
PLAN TEE PLAN 90° BEND ELEVATION AT FITTINGS

CONCRETE THRUST BLOCKS

TYPICAL JOINT DETAIL

TYPICAL A-LOK SECTION

WATER METER DETAIL



**PROJECT INFORMATION**

PROJECT NAME: **MARLBORO MEDICAL ARTS BUILDING C**

PROJECT LOCATION: **TM #89, BLOCK 213, LOT 8.01 479 ROUTE 520 TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NJ**

OWNER: **479 ROUTE 520 ASSOCIATES, LLC 46 NEWMAN SPRINGS ROAD EAST RED BANK, NJ 07701**

APPLICANT: **479 ROUTE 520 ASSOCIATES, LLC 46 NEWMAN SPRINGS ROAD EAST RED BANK, NJ 07701**

APPLICANT'S PROFESSIONALS:

ATTORNEY: **CLEARY GACOBBE ALFIERI JACOBS, LLC LAKEVIEW PROFESSIONAL BUILDING 6 RAVINE DRIVE MATAWAN, NJ 07747**

ARCHITECT: **MICHAEL SAVARESE ASSOCIATES ARCHITECTS 34 SYCAMORE AVENUE, BLDG UNIT 1E LITTLE SILVER, NJ 07739**

SURVEYOR: **INSITE SURVEYING, LLC 1955 HIGHWAY 34, SUITE 1A WALL, NJ 07719**



CALL BEFORE YOU DIG!  
NJ ONE CALL... 800-272-1100

ELECTRIC	YELLOW
TELEPHONE	ORANGE
COMMUNICATIONS	RED
SEWER	GREEN
WATER	BLUE
MARKING	MAGENTA
PROPOSED EXCAVATION	WHITE

**INSITE**  
Engineering • Surveying • Planning

InSite Engineering, LLC  
CERTIFICATE OF AUTHORIZATION: 24GA2803200  
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719  
732-531-7100 (PH) 732-531-3444 (FAX)  
InSite@InSiteEng.net www.InSiteEng.net

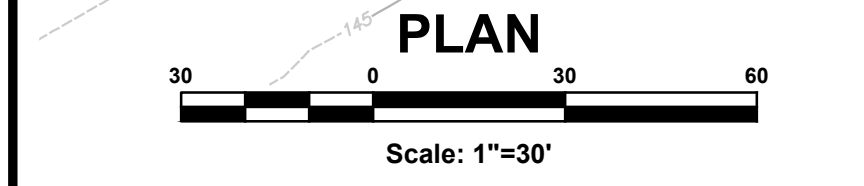
LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL, AND MAY HAVE BEEN ALTERED.

*Jason L. Fichter, PE, PP, CFM, CME*  
NJPE #3118 NJPP #726 PAPE #1968  
DEPE #819 NYPE #02295 CPEPE #2391  
NCPPE #3336 DCPPE #00682 CCOPE #6605

**REVISIONS**

Rev #	Date	Comments
0	07/10/20	INITIAL RELEASE



**LEGEND**

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE

**SOIL EROSION LEGEND**

LIMIT OF DISTURBANCE	STABILIZED CONSTRUCTION ENTRANCE
SILT FENCE	RIP-RAP APRON, SCOUR HOLE
INLET PROTECTION	SOIL RESTORATION AREA
PROPOSED TREE PROTECTION	
SOIL COMPACTION TEST LOCATION	

**CONSTRUCTION / SPPP NOTE**

THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN ONLY. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJG0088323 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.

PLEASE NOTE - THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

TOTAL LIMIT OF DISTURBANCE = 0.48 AC.

- SOIL EROSION AND SEDIMENT CONTROL NOTES**
- TRACKING PADS TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED SESC PLAN. A MINIMUM OF 1 TRACKING PAD MUST BE IN OPERATION AT ALL TIMES. ADDITIONAL TRACKING PADS, CONFORMING TO SESC STANDARDS MAY BE ADDED AS THE CONTRACTOR DEEMS NECESSARY.
  - SOIL STOCKPILES TO BE PLACED AS REQUIRED WITHIN THE PROJECT SITE AND SILT FENCE LIMITS WITH SILT FENCE PLACED AROUND THE PERIMETER IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL DETAILS.
  - SHOULD ADDITIONAL STOCKPILE AREA BE NEEDED, THE CONTRACTOR SHALL CONFORM TO THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
  - THIS PLAN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJG0088323 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.
  - THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY. THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

DATE: 07/10/20 DESIGNED BY: DDC

DATE: 07/10/20 DRAWN BY: DJP/AMC

JOB #: 20-1380-01 CHECKED BY: JLF

CAD ID: 20-1380-01/0

NOT FOR CONSTRUCTION APPROVED BY:

FOR CONSTRUCTION PLAN INFORMATION

DRAWING TITLE: **AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN**

SHEET TITLE: **SOIL EROSION & SEDIMENT CONTROL PLAN**

SHEET NO.: **C700**

File: X:\Web\1380 - 479 Route 520 Associates, LLC\20-1380-01 - Marlboro Medical Arts Building - C.Merlino, NJ\20180801\CAV\07-SESC Plan.dwg -> C700 SESC Plans  
 Copyright 2020, InSite Engineering, LLC, All Rights Reserved.

