PROPERTY OWNERS WITHIN 200 FT. 200 FOOT LIST: BLOCK 34 LOTS 3.01, 25, AND 26, RED BANK, NJ 9-11 ALLEN PL 45 RIVERSIDE AVE 37 RIVERSIDE AVE 156 W FRONT ST 176 W FRONT ST 130 RIVERSIDE AVE 20 RIVERSIDE AVE 110 W FRONT STREET LOT 17.01R (0.22 AC) 90 MONMOUTH ST FOUR GREEN FIELDS MANAGEMENT, L.L.C 25 PEARL ST 2 ST. NICHOLAS RUSSIAN EASTERN CRIHOD 15-17 PEARL ST 32.01 3 37 WALL ST 33-35 WALL \$T 15F NINE WALL STREET CORP SWESLEYAN ARM 9 WALL ST 124-126 MONMOUTH STREET, LLC%SOURLIS 124-126 MONMOUTH ST 37 WEST ST 07701 2 STEELE, JACOB D & KIMBERLY C 35 WEST ST 4A CHO, KYU HOI & YEON MI CHO 9-11 WEST ST 169-171 W FRONT ST 4A RED BANK CORP PLAZA, LLC, %PRC GROUP 141 W FRONT ST 34 3.01 WEST LONG BRANCH, NJ 07764 4A SANFORD AUTO BODY SERVICE INC 21 WEST ST 4A SANFORD AUTO BODY SERVICE INC 17 WEST ST RED BANK, N J 4A RED BANK ANTIQUES CENTER, L.L.C. 191 W FRONT ST 2 189 WFS, LLC 188 W. FRONT STREET 187-189 W FRONT ST 183 W FRONT ST 07701 2 10-12 WEST STREET, LLC%SOURLIS INT 10-12 WEST ST 07701 07738 16-18 WEST ST 07738 4A VENEZIA, REGINA R 20 WEST ST 4A BLAISDELL, BRUCE, SUSAN/WOLFE, DEANE 22 WEST ST REAR ATLANTIC HIGHLANDS, NJ 07716 22-24 WEST ST 28-30 WEST ST 34-36 WEST ST 15F TWO RIVER THEATRE COMPANY, INC. 38 WEST ST 36. 22.01 15F TWO RIVER THEATRE COMPANY, INC. 42 WEST ST (REAR) PLEASE NOTE IT WILL BE NECESSARY TO NOTIFY THE FOLLOWING: **Borough of Red Bank** 101 Crawfords Corner Road Holmdel, NJ 07733 New Jersey American Water Company 661 Shrewsbury Avenue The option that pertains to your List is checked below: Shrewsbury, NJ 07702 There is a County Road included as part of your List, therefore, it is necessary to 540 Broad Street Newark, NJ 07102 Director Monmouth County Planning Board New Jersey Natural Gas Company County Road or roads included in your List: 1415 Wyckoff Road West Front Street 75 Chestnut Street Red Bank, NJ 07701 There is a State Road included as part of your List, therefore, it is necessary to notify Comcast Cable c/o Itilia Commission Department of Transportation 403 South Street 1035 Parkway Avenue Eatontown, NJ 07724 Trenton, NJ 08625 State Road or roads included in your List: Riverside Avenue This property is within 200 feet of another Municipality, therefore, it will be necessary to notify and obtain a 200 foot list from the office of the following Municipalities It is necessary to notify -New York & Long Branch Railroad c/o Conrail Corp. Attn: A/P 1160 Raymond Boulevard Newark, New Jersey 07102

BIFURCATED USE VARIANCE SITE PLAN

141 WEST FRONT STREET

BLOCK 34, LOTS 3.01, 25 & 26 BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY

SIGNAGE						
SIGN TYPE	DIMENSIONS	TYPE	HEIGHT ABOVE GRADE	AREA	LIGHTING	COLORS
OFFICE BUILDING						
I EXISTING PARAPET SIGN	UNKNOWN	WALL MOUNT	UNKNOWN	UNKNOWN	UNKNOWN	WHITE
6 PROPOSED PARAPET SIGNS (V)	12'-0" x 2'-9"	WALL MOUNT	SEE ARCH. ELEV. (V)	33 S.F.	BACK LIT (V)	(V)
PROPOSED CANOPY SIGN (NEW OFFICE ENTR. VESTIBULE ON WALL ST.)	12'-0" x 18"	CANOPY (V)	SEE ARCH. ELEV.	18 S.F. (V)	INTERNAL (V)	(V)
MONUMENT SIGN (W. FRONT & PEARL ST.) (V)	5'-0" × 9'-0"	MONUMENT	11' (V)	45 S.F. (V)	INTERNAL (V)	(V)
MONUMENT SIGN (PEARL & WALL ST.) (V)	5'-0" × 2'-6"	MONUMENT	6' (V)	12.5 S.F.	EXTERNAL	(V)
MONUMENT SIGN (DWY ENTR. WALL ST.)	5'-0" × 2'-6"	MONUMENT	6' (V)	12.5 S.F.	EXTERNAL	(V)
RESIDENTIAL BUILDING						
2 BLADE SIGNS (WEST FRONT STREET) (V)	30" × 30"	BLDG. MOUNTED	SEE ARCH. ELEV. (V)	6.25 S.F.	INTERNAL (V)	(V)
2 BLADE SIGNS (DWY. ENTR. WALL ST.) (V)	30" × 30"	BLDG MOUNTED	SEE ARCH. ELEV. (V)	6.25 S.F.	INTERNAL (V)	(V)
PROPOSED CANOPY SIGN (RESIDENTIAL ENTR. VESTIBULE ON W. FRONT ST.)	12'-6" × 24"	CANOPY (V)	SEE ARCH. ELEV.	25 S.F. (V)	INTERNAL (V)	(V)
PROPOSED CANOPY SIGN (RESIDENTIAL COURTYARD ENTR. VESTIBULE ON WALL ST.)	12'-6" × 24"	CANOPY (V)	SEE ARCH. ELEV.	25 S.F. (V)	INTERNAL (V)	(V)
RESTAURANT						
2 EXISTING SIGNS	UNKNOWN	WALLMOUNTED	UNKNOWN	UNKNOWN	BACK LIT	BLACK

USES	EXISTING	PROPOSED
OFFICE	83,563 SF	83,950 SF
RESTAURANT	4,878 SF	4,878 SF
RESTAURANT OUTDOOR SEATING	1,275 SF	1,275 SF
PARKING GARAGE	100,923 SF	186,603 SF
TOTAL RESIDENTIAL FLOOR AREA (INCLUDES INTERIOR LOBBYS, HALLS, ETC.)	N/A	194,088 SF
UNIT MIX		•
MARKET RATE RESIDENTIAL UNITS - 134 TOTAL MA	RKET UNITS	
STUDIO (17 X 470 SF)		
I BR (77 X 633 SF)		
I BR/DEN (12 X 900 SF)		
2 BR (28 X 1,019 SF)		
AFFORDABLE RESIDENTIAL UNITS - 16 TOTAL AFFO	RDABLE UNITS	
I BR (4 X 546 SF)		
2 BR (8 X 840 SF)		

COVERAGE	AREA (SF)	% OF COVER
EXISTING BUILDING FOOTPRINT	58,028 SF	50.5%
EXISTING PAVEMENT	15,732 SF	13.7%
EXISTING PARKING GARAGE ROOF (INCLUDED N BUILDING)	25,400 SF	
existing sidewalk/concrete	18,051 SF	15.7 %
TOTAL EXISTING IMPERVIOUS SURFACE	91,811 SF	80.0%
PROPOSED BUILDING FOOTPRINT	71,708 SF	62.4%
PROPOSED PAVEMENT	8,532 SF	7.4%
PROPOSED SIDEWALK/CONCRETE	16,956 SF	14.8%
TOTAL PROPOSED IMPERVIOUS SURFACE	97,196 SF	84.6%



KEY & ZONING MAP

BR-1 BUSINESS/RESIDENTIAL - 1 BR-2 BUSINESS/RESIDENTIAL - 2 CCD-2 CENTRAL COMMERCIAL DISTRICT - 2 WATERFRONT DEVELOMENT

INDEX OF SHEETS					
SHT. No.	DESCRIPTION	LATEST REVISION			
I	COVER SHEET	11/14/2019			
2	EXISTING CONDITIONS	11/14/2019			
3	DIMENSION PLAN	11/14/2019			
4	GRADING & UTILITY PLAN	11/14/2019			
5 - 6	LANDSCAPE PLANS	11/14/2019			
7	LANDSCAPE DETAILS	11/14/2019			
8	LIGHTING PLAN AND DETAILS	11/14/2019			
9	CONSTRUCTION DETAILS	11/14/2019			

DEPICTED AND THAT I CONCUR WITH THE	- 3001 11331014.
OWNER	DATE
APPROVED AS A PRELIMINARY PLAT OF A MA BOARD (BOARD OF ADJUSTMENT) ON	AJOR SITE PLAN BY THE BOROUGH OF RED BANK PLANNING
CHAIRMAN	DATE
CHAIRMAN	DATE

GENERAL INFORMATION

OFFICIAL TAX MAP OF THE BOROUGH OF RED BANK, MONMOUTH COUNTY, NEW JERSEY, DATED F. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN INTERIOR TRASH ROOMS, AND PIC 2. THE PROPERTY IS LOCATED IN THE BR-I (BUSINESS/RESIDENTIAL-I) ZONE DISTRICT AND CONTAINS A 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE M

THE SUBJECT PROPERTY IS KNOWN AS LOTS 3.01, 25 & 26 IN BLOCK 34 AS SHOWN ON SHEET 2. OF THE

RED BANK CORPORATE PLAZA, LLC WEST LONG BRANCH, NJ 07764

APPLICANT: RED BANK CORPORATE PLAZA, LLC WEST LONG BRANCH, NJ 07764

3. THE SUBJECT PROPERTY PRESENTLY CONTAINS A MIX OF COMMERCIAL USES INCLUDING OFFICE, RESTAURANT, AND AUTO REPAIR AND A PARKING GARAGE. THE APPLICANT PROPOSES TO EXPAND THE EXISTING PARKING GARAGE AND CONSTRUCT 150 APARTMENTS ABOVE THE EXISTING PARKING GARAGE AND RESTAURANT. THE AUTO REPAIR USE WILL BE REMOVED AND THE OFFCIE USE WILL

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (APT.)	45,000 SF	114,831 SF	114,831 SF
MINIMUM LOT FRONTAGE (APT.)	150 FT	N/A	424 FT
MINIMUM LOT FRONTAGE (OTHER)	100 FT	80 FT(E)	80 FT(E)
PRINCIPAL BUILDING			
MINIMUM FRONT YARD (W. FRONT ST.)	25 FT	17.0 FT(E)	7.1 FT(V)
MINIMUM FRONT YARD (PEARL ST.)	25 FT	14.6 FT(E)	14.6 FT(E)
MINIMUM FRONT YARD (WALL ST.)	25 FT	0.2 FT(E)	14.3 FT(V)
MINIMUM FRONT YARD (WEST ST.)	25 FT	0 FT(E)	0.3 FT(V)
MINIMUM REAR YARD	25 FT	11.2 FT(E)	0 FT(V)
MINIMUM SIDE YARD (APT.)	I5 FT	N/A	0.5 FT(V)
TOTAL TWO SIDE YARDS (APT.)	40 FT	N/A	N/A
MINIMUM SIDE YARD (OTHER)	I0 FT	0.6 FT(E)	0 FT(V)
MAXIMUM STRUCTURE HEIGHT	40 FT	63 FT(E)	125 FT(V)
ACCESSORY BUILDING			
MINIMUM SIDE YARD	4 FT	N/A	N/A
MINIMUM REAR YARD	5 FT	N/A	N/A
MAXIMUM DENISTY	16 UNIT/ACRE	N/A	56.9 UNIT/ACRE(V
MINIMUM GROSS HABITABLE FLOOR AREA (APT.)	I,000 SF/UNIT	N/A	470 SF(V)
	500 SF/UNIT GROUND FLOOR AREA	N/A	0 SF(V)
MAXIMUM LOT COVERAGE (APT.)	45%	N/A	62.4%(V)
MAXIMUM LOT COVERAGE (OTHER)	50%	50.5%(E)	62.4%(V)
MINIMUM UNOCCUPIED OPEN SPACE (APT.)	25%	N/A	15.6%(V)
MINIMUM UNOCCUPIED OPEN SPACE (OTHER)	15%	20%	15.6%
1411/01/01/01/01/01/01/01/01/01/01/01/01/0			4.100.0

MAXIMUM FLOOR AREA RATIO	2.1	1.68	4.10(V)
PARKING	UNIT	REQUIRED	PROPOSED
OFFICE: 5 SPACE/1,000 SF	83,950 SF	419.8 SPACES	
RESTAURANT: 14 SPACE/1,000 SF	6,153 SF	86.1 SPACES	
RESIDENTIAL: (PER RSIS MID-RISE/GARDEN APT.)			
I.8 SPACE/I-BR UNIT	110	198 SPACES	
2.0 SPACE/2-BR UNIT	36	72 SPACES	
2.1 SPACE/3-BR UNIT	4	8.4 SPACES	
TOTAL:		784 SPACES	556 GARAGE SPACES*
		*SEE SHARED PA	ARKING ANALYSIS
LOADING: I SPACE/FIRST 10,000 SF	TBD	I	3
LOADING ZONE SIZE		12'W X 35' L	SEE NOTE (I)

(E) - EXISTING NON CONFORMITY

(1) - THE 3 LOADING ZONES PROPOSED VARY IN SIZE AS FOLLOWS: 12'W X 44'L; 42'W X 18' L; 8'W X

5. THE FOLLOWING VARIANCES AND/OR DESIGN WAIVERS MAY BE REQUIRED FROM THE FOLLOWING ORDINANCE SECTIONS IF DETERMINED BY THE ZONING BOARDS WHERE MULTIFAMILY IS PERMITTED WITH A MAXIMUM DENSITY OF 16 UNIT/ACRE AND 56.9 UNIT /ACRE IS PROPOSED.

FOR THE NUMBER OF OFF STREET PARKING SPACES (SHARED PARKING ANALYIS FOR PROPOSED SIGNAGE (SEE SIGN TABLE). WHERE THE REQUIRED MINIMUM FRONTAGE FOR OTHER USES IS 100 FEET AND 80 FEET IS EXISTING AND PROPOSED ALONG WEST STREET WHERE THE REQUIRED MINIMUM FRONT YARD SETBACK IS 25 FEET AND SETBACKS OF 0.3-14.6 FEET ARE PROPOSED.

WHERE THE REQUIRED MINIMUM REAR YARD SETBACK IS 25 FEET AND 0 FEET IS §490-146E.(5)(b),(d) - WHERE THE REQUIRED MINIMUM SIDE YARD SETBACK IS 10-15 FEET AND 0 FEET WHERE THE MAXIMUM STRUCTURE HEIGHT IS 40 FEET AND 125 FEET IS WHERE APARTMENT HOUSES REOLURE A MINIMUM LOOD SE GROSS HARITARIE FLOOR AREA PER UNIT AND A MINIMUM 500 FEET GROUND FLOOR AREA PER UNIT AND UNIT SIZES OF 470-1,040 SF AREA WITH NO GROUND FLOOR AREA IS

§490-146E.(8)(b),(d) - WHERE THE MAXIMUM LOT COVERAGE IS BETWEEN 45-50% AND 62.4% IS

§490-146E.(9)(b)(d) - WHERE THE MINIMUM UNOCCUPIED OPEN SPACE IS 15-25% AND 15.6% IS

- WHERE THE MAXIMUM FLOOR AREA RATIO IS 2.1 AND 4.10 IS PROPOSED. §490-146E.(10) 6. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPIC SURVEY FOR 141 WEST FRONT ST.", DATED OCTOBER 18, 2019, PREPARED BY ERIC V. WILDE, PLS (NJPLS GS43279) OF MASER CONSULTING P.A.

7. THE HORIZONTAL DATUM IS RELATIVE TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM AND ADJUSTED TO NAD 1983. THE VERTICAL DATUM IS RELATIVE TO NAVD 1988. 8. NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE REVISED PERLIMINARY FLOOD INSURANCE RATE MAP FOR MONMOUTH COUNTY, MAP NUMBER 34025c0177G DATED

JANUARY 30, 2015 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. 9. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS, MASER CONSULTING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO HE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE O CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION

COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.

AND/OR MUNICIPAL ENGINEER.

OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR

10. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A II. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL

CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO. 12. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW OF A BIFORCATED USE VARIANCE APPLICATION AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER

13. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED. 14. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT. SITE NOTES

I. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR FACH BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS ORVARIANCE RELIEF GRANTED,

2. CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND HANDICAP ACCESSIBLE RAMPS INSTALLED

WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNINGS SHALL BE

LOCATION MAP

8. AT THE 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 (THAT IS DUCTILE IRON PIPE WITH MECHANICAL

RESTRAINT JOINTS), WITH WATERTIGHT JOINTS THAT IS A MINIMUM OF 10 FEET FROM THE WATER MAIN. CONTRACTOR SHALL USE TRANSITION COUPLING, POWER SEAL MODEL #3501-OR EQUIVALENT

9. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL

10. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF

 $\underline{\text{THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.}}$

ADA INSTRUCTIONS TO CONTRACTOR:

ARE NOT LIMITED TO THE FOLLOWING:

NOMINALLY 2.0%) IN ANY DIRECTION.

B. CURB RAMPS- SLOPES SHALL NOT EXCEED 1:12 (8.3%).

PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE

. CONTRACTOR SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA

(HANDICAPPED) ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED

MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. FINISHED SURFACES

ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION,

PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING

ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT

A. PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR

C. LANDINGS -SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE,

UNOBSTRUCTED WIDTH OF TRAVEL, (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH),

THE SLOPE SHALL BE NO GREATER THAN I :20 (5.0%) IN THE DIRECTION OF TRAVEL, AND SHALL

AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

D. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - SHALL PROVIDE A 36 INCH OR GREATER

CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE OR LOCAL UTILITY COMPANIES

ENVIRONMENTAL PROTECTION.

PENNSYLVANIA ■ GEORGIA ■ FLORIDA ■ NORTH CAROLINA ■ COLORADO State of N.J. C.O.A.: 24GA27986500 e only by the party for whom the services were contracted or closed, distributed or relied upon for any other purpose wit PREPARING TO DISTURB THE EARTH SURFACE ANYWHERE IN ANY STATE FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW CALLBLI COM

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O	RMATION				
3.	TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.				
4.	REFUSE AND RECYCLABLES SHALL BE STORED WITHIN INTERIOR TRASH ROOMS, AND PICKED UP BY PRIVATE WASTE DISPOSAL HAULER.				
5.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.				
6.	THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.	NOI			
7.	MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:	DESCRIPTION			
	A. RESIDENTIAL SITE IMPROVEMENT STANDARDS (N.J.A.C. 5:21). B. NEW JERSEY DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", 2019; AS SUPPLEMENTED. C. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS. D. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND RECOURTMENTS.	DRAWN BY DE			
	REQUIREMENTS. E. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.	DATE			
Ţ	JTILITY NOTES	<u>\</u>			
1.	EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR	REV			
	PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.				
2.	UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.				
3.	STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT, ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPEP), AS NOTED ON THE PLAN, OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.				
4.	CONTRACTOR IS RESPONSIBLE TO DETERMINE WHEN SPECIAL OR OVERSIZED DRAINAGE STRUCTURES ARE REQUIRED. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL SPECIAL (OVERSIZED) DRAINAGE STRUCTURES TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.				
5.	WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAINS ALONG THE PROJECT FRONTAGE, OWNED AND OPERATED BY THE BOROUGH OF RED BANK DEPARTMENT OF PUBLIC UTILITIES. PROPOSED WATER CONNECTION LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS, AMERICAN WATERWORKS ASSOCIATION STANDARDS.				
6.	SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO EXISTING SEWER MAIN ALONG THE PROJECT FRONTAGE, OWNED AND OPERATED BY THE BOROUGH OF RED BANK DEPARTMENT OF PUBLIC UTILITIES. PROPOSED SEWER CONNECTION LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS,	DESCRIPTION			
-	SHALL BE INSTALLED TO PROVIDE A MINIMUM 3 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.	DRAWN BY			
7.	ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER AND INDUSTRIAL DISCHARGE LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL 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	ш			
	WATER MAIN OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.	DATE			

EROMIE P. LANGE NEW JERSEY PROFESSIONAL **ENGINEER - LICENSE NUMBER: GE41617**

BIFURCATED USE VARIANCE SITE PLAN

141 WEST FRONT NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. E. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RÁILS AND "LEVEL" LANDINGS ON EACH END THAT ARE SLOPED NO MORE THAN 1:48 (I/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.

F. DOORWAYS - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHER WISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE APPLICABLE CODE SECTIONS).

2. IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.

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BOR	OUO	ЭH	OF	RI	ED

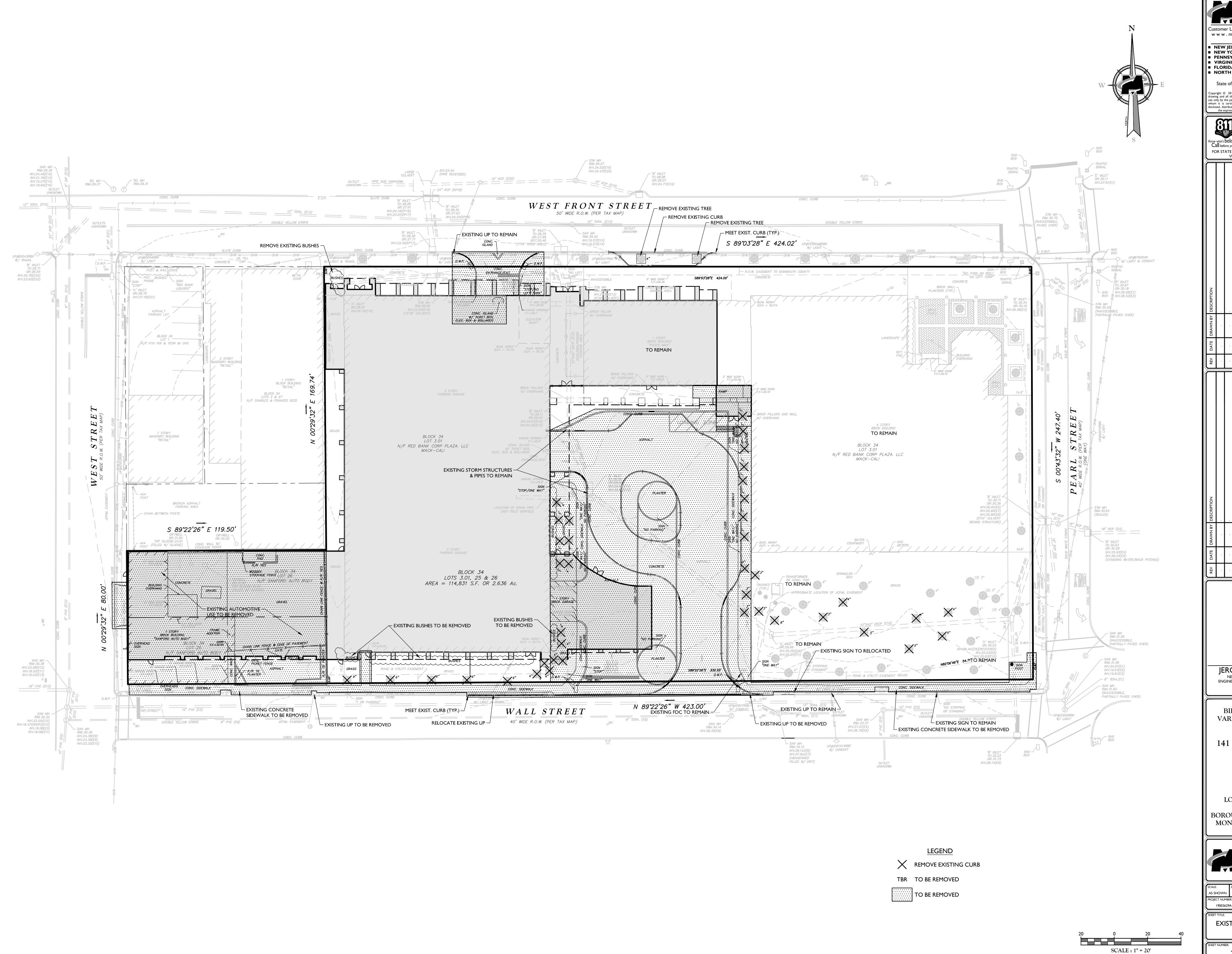
MONMOUTH COUNTY **NEW JERSEY**



RAWING NAME: 19003629A

COVER SHEET

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



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NORTH CAROLINA COLORADO

State of N.J. C.O.A.: 24GA27986500

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JEROMIE P. LANGE

NEW JERSEY PROFESSIONAL

ENGINEER - LICENSE NUMBER: GE41617

BIFURCATED USE VARIANCE SITE PLAN FOR

141 WEST FRONT STREET

BLOCK 34 LOTS 3.01, 25 & 26

BOROUGH OF RED BANK
MONMOUTH COUNTY
NEW JERSEY

RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
Fax: 732.383.1984

Red Bank, NJ 07701

Phone: 732.383.1950
Fax: 732.383.1984

DRAWN BY: CHECKED BY:
PJC JPL

DRAWING NAME:

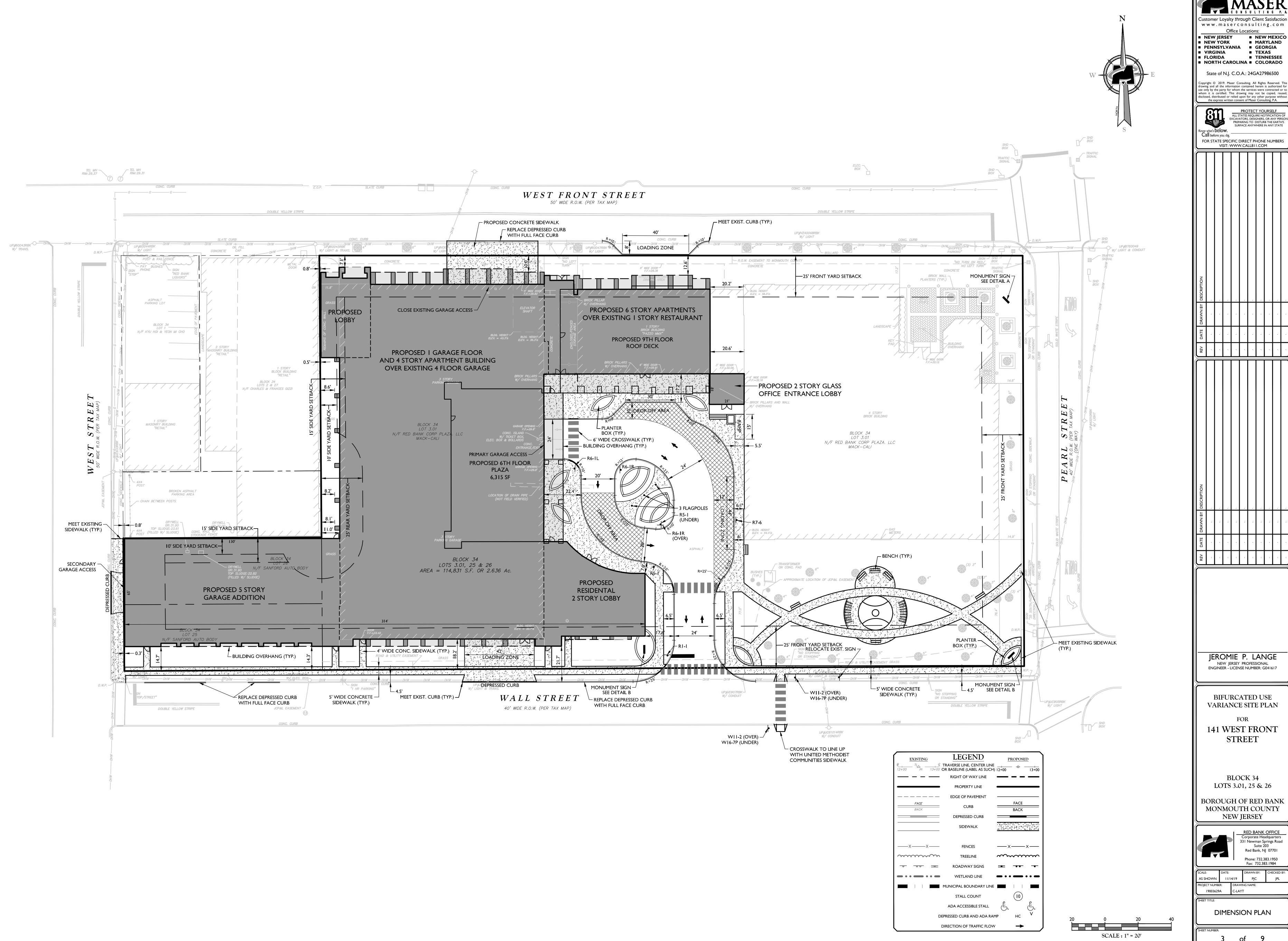
19003629A C-DEMO

EXISTING CONDITIONS

PLAN

2 of 9

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



JEROMIE P. LANGE NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NUMBER: GE41617 **BIFURCATED USE** VARIANCE SITE PLAN 141 WEST FRONT STREET BLOCK 34 LOTS 3.01, 25 & 26 BOROUGH OF RED BANK MONMOUTH COUNTY **NEW JERSEY** 331 Newman Springs Road Suite 203 Red Bank, NJ 07701 Phone: 732.383.1950 Fax: 732.383.1984 11/14/19 DIMENSION PLAN

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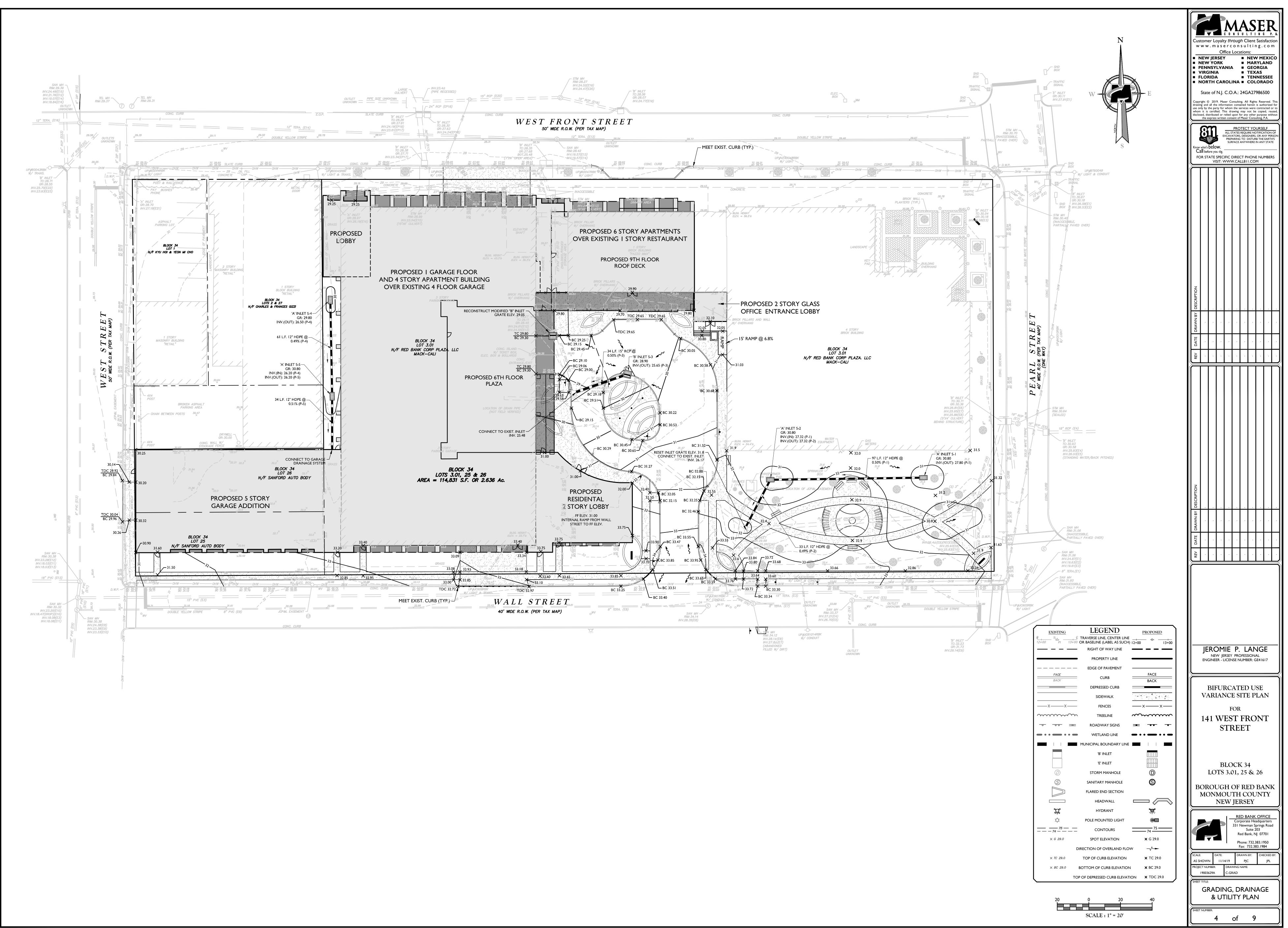
■ TEXAS

■ TENNESSEE

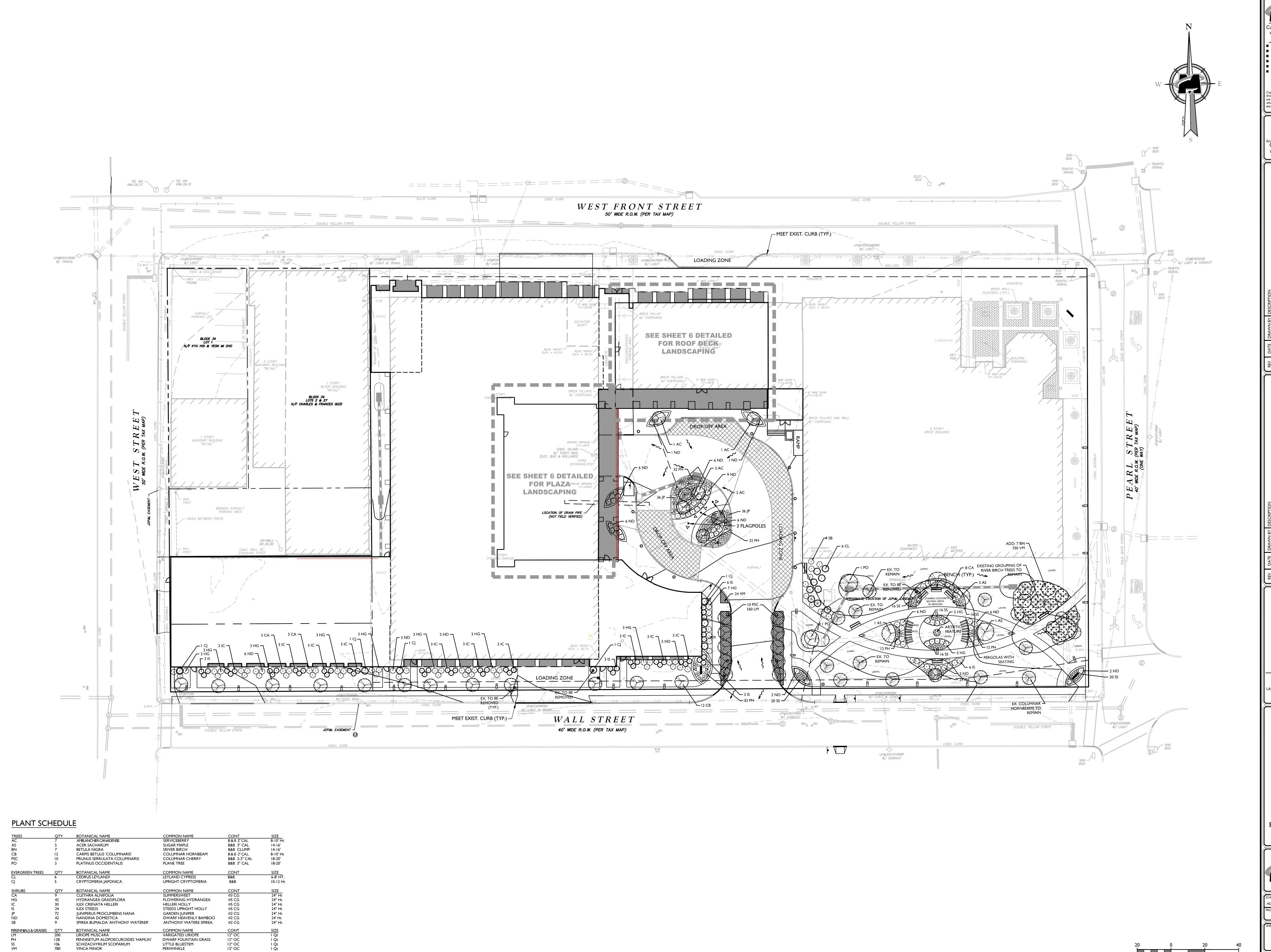
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19003629A



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SCHIZACHYRIUM SCOPARIUM

VINCA MINOR

LITTLE BLUESTEM

PERIWINKLE

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GERALD J. DeFELICIS

NEW JERSEY LICENSED

LANDSCAPE ARCHITECT - LICENSE NUMBER: AS00571

BIFURCATED USE VARIANCE SITE PLAN

141 WEST FRONT STREET

BLOCK 34 LOTS 3.01, 25 & 26

BOROUGH OF RED BANK MONMOUTH COUNTY **NEW JERSEY**

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Suite 203 Red Bank, NJ 07701 Phone: 732.383.1950 Fax: 732.383.1984

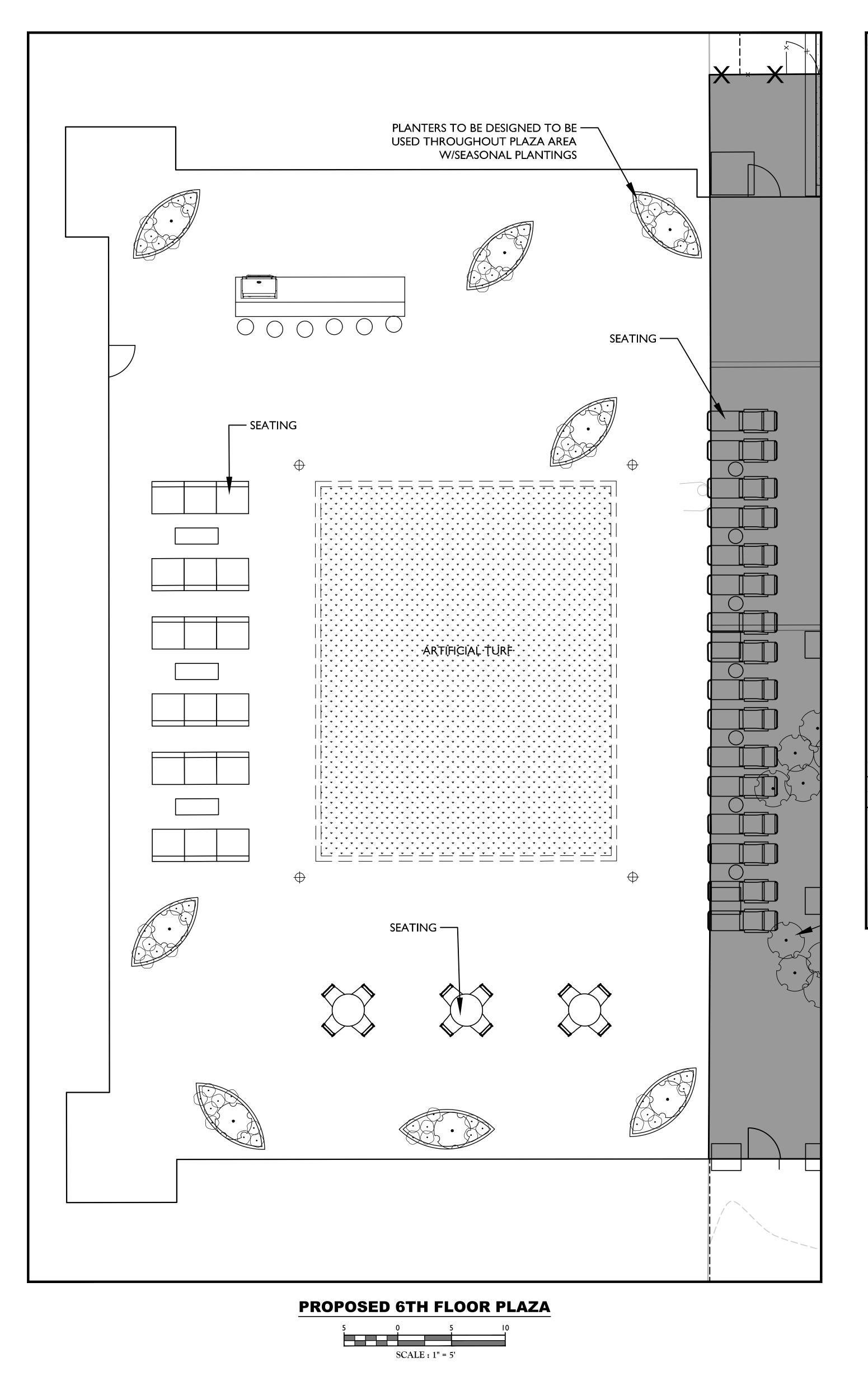
11/14/19 DRAWING NAME: 19003629A C-LAND

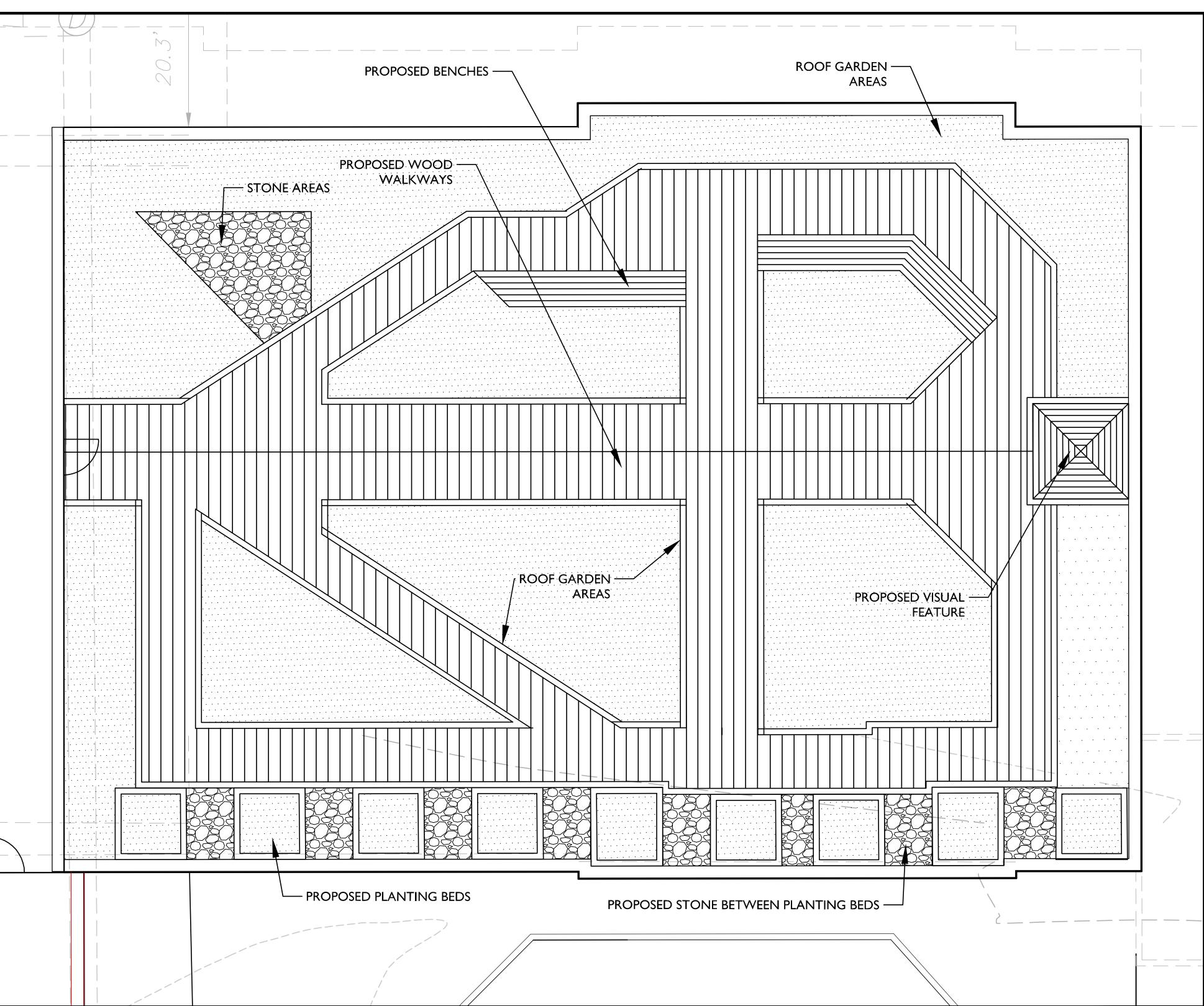
LANDSCAPE PLAN

of 9

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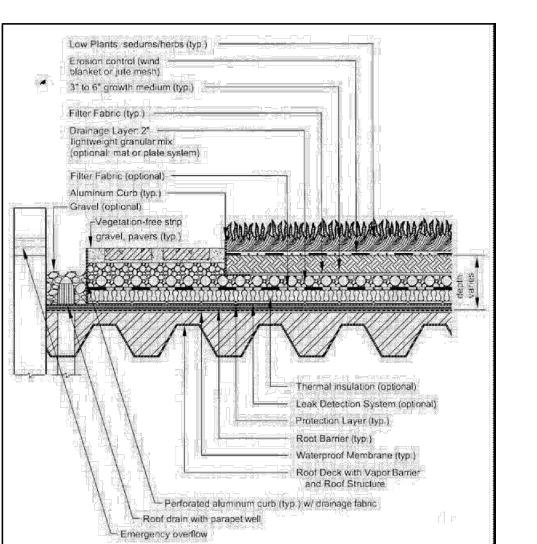
SCALE: 1" = 20'





PROPOSED 9TH FLOOR ROOF DECK

SCALE : 1" = 5'



CROSS SECTION VIEW (NTS)

GERALD J. DEFELICIS

NEW JERSEY LICENSED

LANDSCAPE ARCHITECT - LICENSE NUMBER: AS00571

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> **BIFURCATED USE** VARIANCE SITE PLAN

141 WEST FRONT STREET

BLOCK 34 LOTS 3.01, 25 & 26

BOROUGH OF RED BANK MONMOUTH COUNTY **NEW JERSEY**



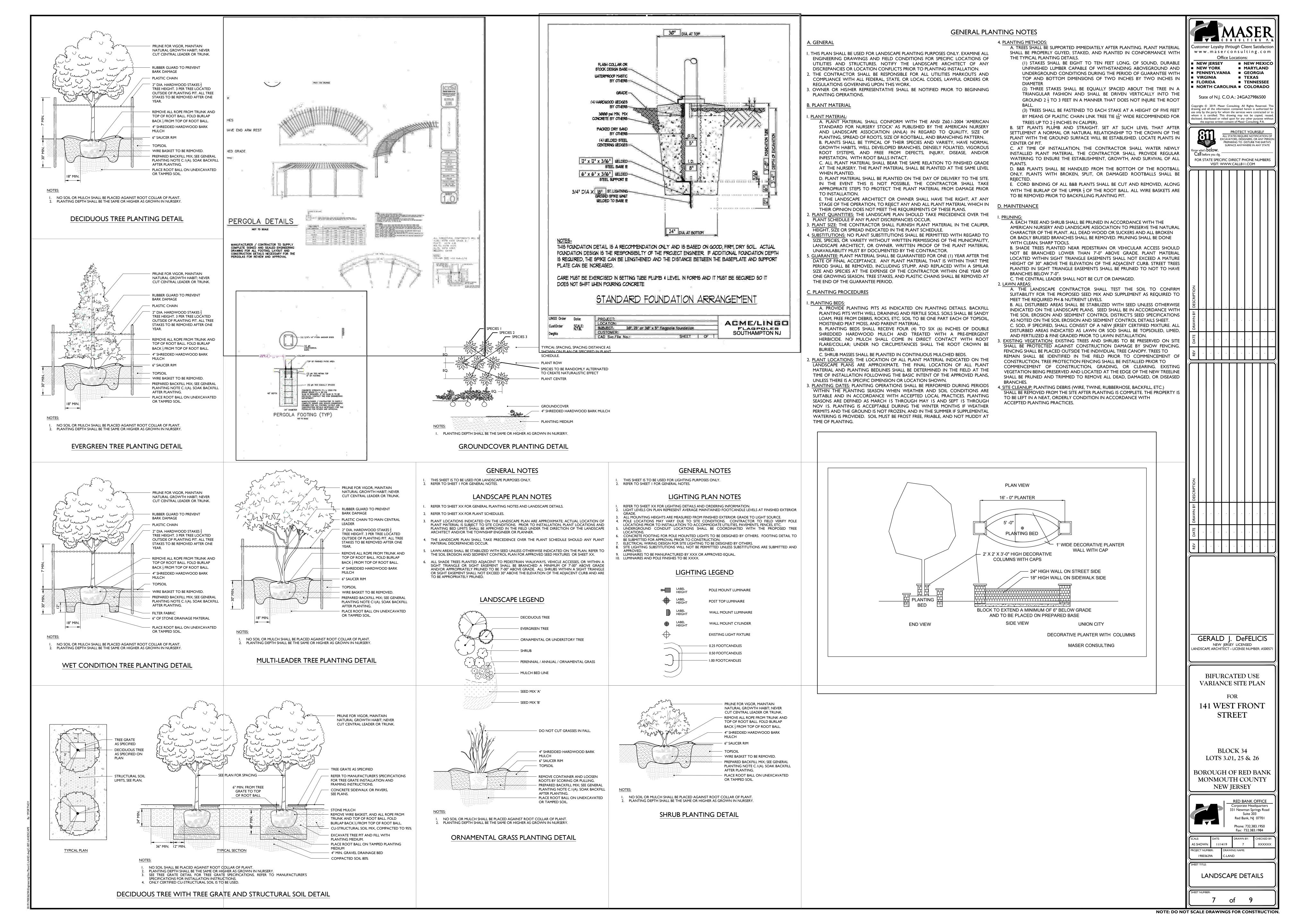
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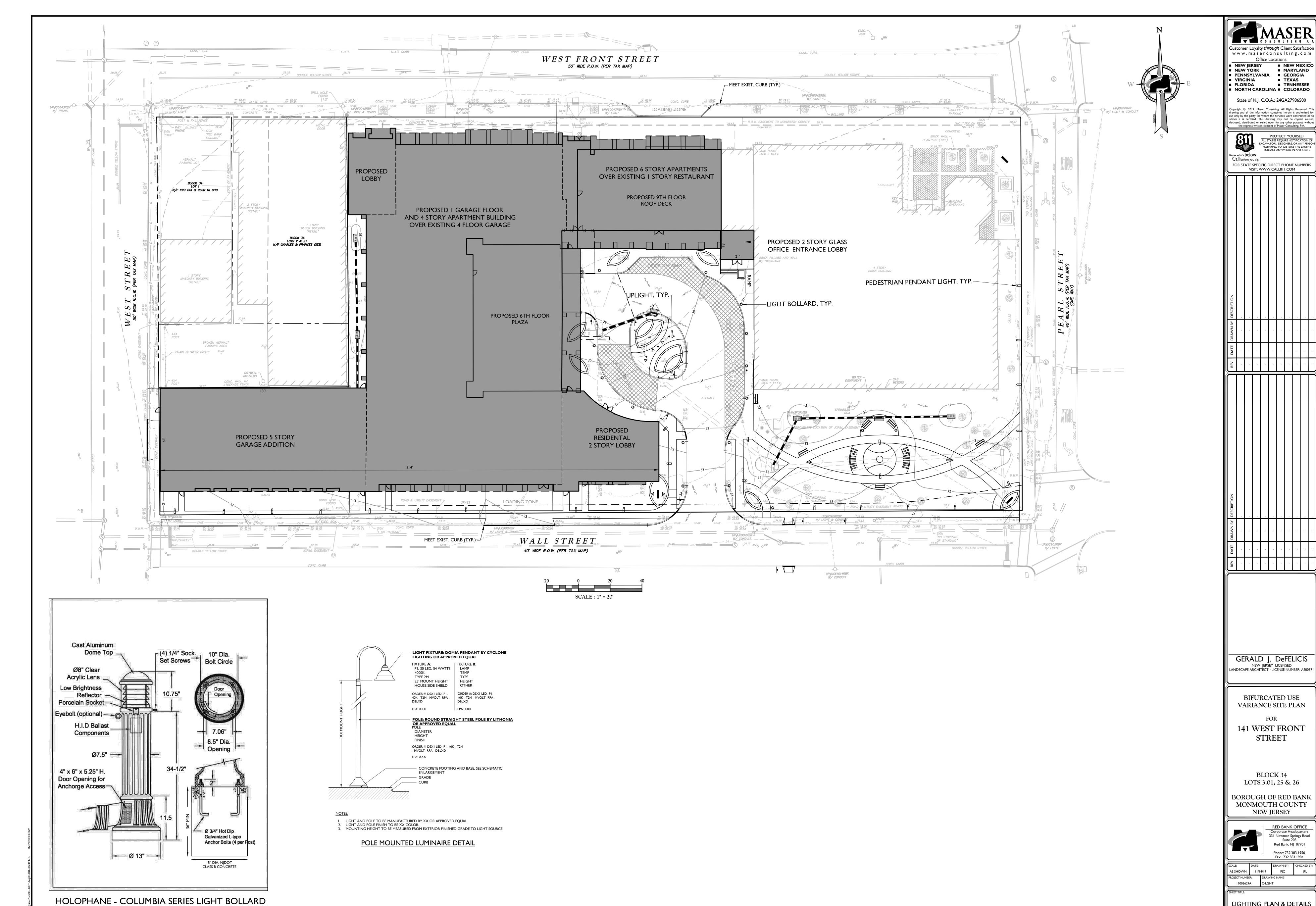
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LANDSCAPE PLAN

of 9

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LIGHTING PLAN & DETAILS

SHEET NUMBER:

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