



HATCH	DESCRIPTION
	PROP. PVIOUS CONCRETE PAVEMENT
	PROP. CONCRETE PAVEMENT
	PROP. PVIOUS ASPHALT
	PROP. HEAVY DUTY ASPHALT
	PROP. BUILDING

REFER TO EASEMENT EXHIBIT FOR ADDITIONAL NOTES AND INFORMATION.

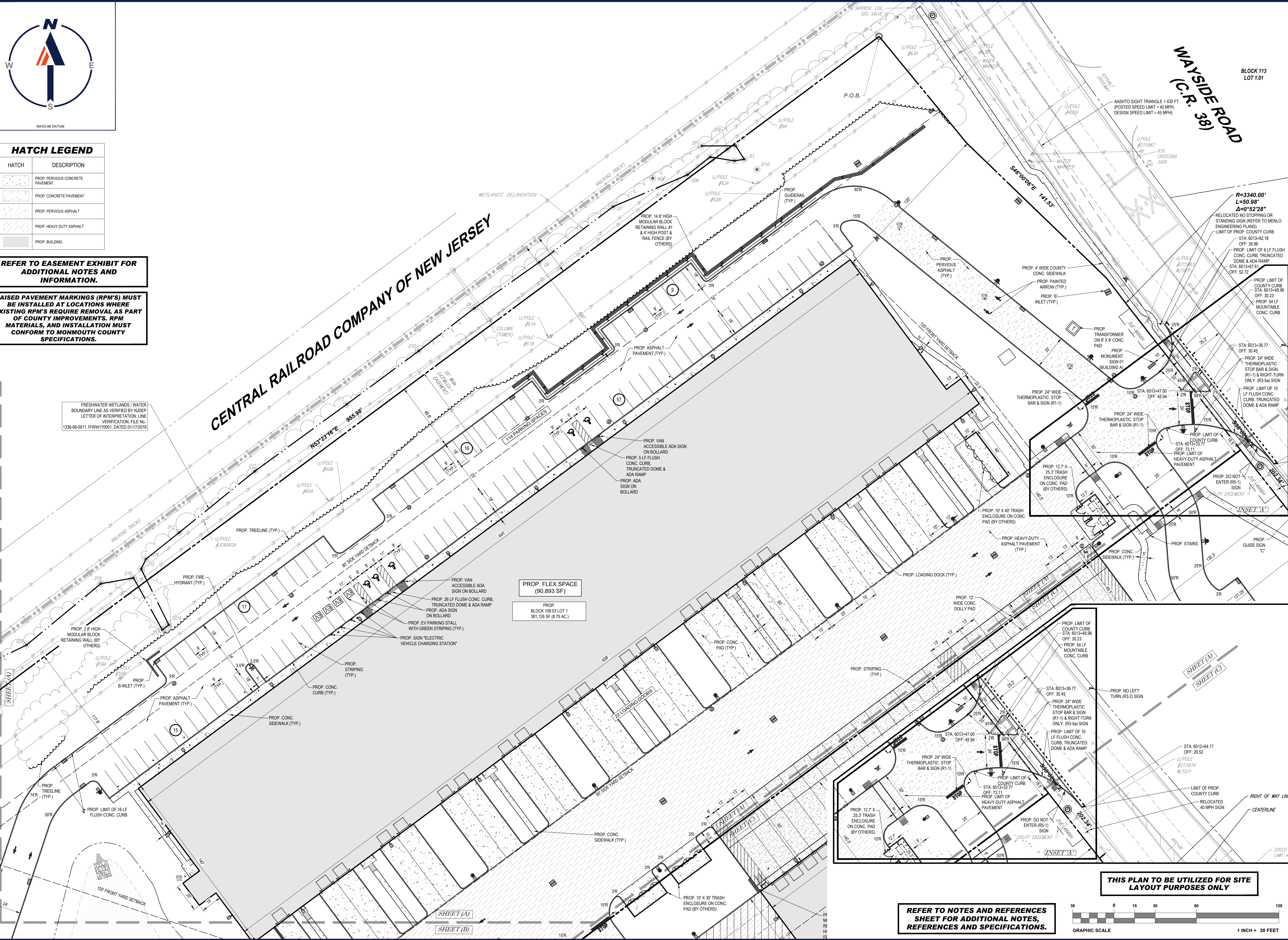
RAISED PAVEMENT MARKINGS (RPM'S) MUST BE INSTALLED AT LOCATIONS WHERE EXISTING RPM'S REQUIRE REMOVAL AS PART OF COUNTY IMPROVEMENTS. RPM MATERIALS, AND INSTALLATION MUST CONFORM TO MONMOUTH COUNTY SPECIFICATIONS.

FRESHWATER WETLANDS / WATER BOUNDARY LINE AS VERIFIED BY NDEP LETTER OF INTERPRETATION: LINE VERIFICATION, FILE No. 1336-06-0011.1FVW170001, DATED 01/17/2018

CENTRAL RAILROAD COMPANY OF NEW JERSEY

WAYSIDE ROAD (C.R. 39)

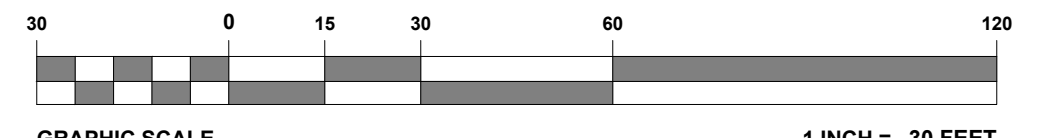
BLOCK 113 LOT 1.01



PROP. FLEX SPACE (90,893 SF)
PROP. BLOCK 109.03 LOT 1 (381,126 SF (8.76 AC))

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	REVISION BY	CHECKED BY
1	08/26/2021	REV. PER COMMENT LETTERS	JFT	ECW
2	09/01/2021	REV. PER COMMENT LETTERS	JFT	ECW
3	05/20/2022	REV. PER CLIENT COMMENTS	JFT	ECW
4	06/29/2022	PER COMMENT LETTERS	JWH	OU
5	01/05/2023	REV. PER RESOLUTION OF COMPLIANCE	JWH	OU
6	04/10/2023	REV. PER COUNTY COMMENT LETTER	JWH	OU
7	05/30/2023	REV. PER RESOLUTION COMPLIANCE	JWH	WTK
8	07/14/2023	REV. PER RESOLUTION COMPLIANCE	JWH	WTK

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FINAL FOR SEWER DESIGN

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT: **PRELIMINARY & FINAL MAJOR SUBDIVISION & SITE PLANS FOR STAVOLA REALTY COMPANY**

PROPOSED MIXED-USE DEVELOPMENT
157 HAMILTON ROAD & 1810 WAYSIDE ROAD
MAP 42, 43, 46 & 47; BLOCK 109; LOTS 12.01, 13.01, 15, 16, 18-24 & 29.02
BOROUGH OF TINTON FALLS
MONMOUTH COUNTY, NEW JERSEY
IOP ZONE, RET OVERLAY & REHABILITATION/PLANNED DEVELOPMENT OVERLAY

BOHLER
BOHLER ENGINEERING NJ, LLC
2430 HWY 34, BLDG B, SUITE 102
MANASQUAN, NJ 08736
Phone: (732) 825-6800
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 246A28191700 & M6000122

J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54376

SHEET TITLE: **SITE LAYOUT PLAN (A)**
SHEET NUMBER: **C-304**
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REVISION 8 - 07/14/2023

C:\031\10180\2\DRAWINGS\CURRENT DRAWINGS\PLANNING BOARD SET\10180_02_SPP_1A---LAYOUT-C-304_S1TA