

Exhibit # A-28
 Date 5-29-20
 ZB# ZB 18-6670

PRELIMINARY AND FINAL SITE PLAN

FOR TENNENT ROAD WASH AND LUBE, LLC

SITUATED IN
BLOCK 122, LOT 33
TOWNSHIP OF MARLBORO
MONMOUTH COUNTY, NEW JERSEY

GENERAL NOTES:

- PROPERTY SHOWN AS BLOCK 122 LOT 33, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY, AS SHOWN ON THE MARLBORO COUNTY TAX MAP, EAST MAPSHEET 8, LAST REVISED MAY 2012.
- THE PROPERTY IS LOCATED IN THE C-1 RESIDENTIAL COMMERCIAL DISTRICT ZONE CONTAINING 0.274 ACRES, ZONING 5.7.
- OUTSTANDING INFORMATION BASED ON FIELD SURVEY CONDUCTED BY CRANMER ENGINEERING, P.A. IN MARCH 2012.
- TOPOGRAPHIC INFORMATION BASED ON MAP ENTITLED "TOPOGRAPHIC SURVEY, TENNENT ROAD WASH & LUBE, LLC, LOT 33, BLOCK 122, TAX MAP NO. 8, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY" PROVIDED BY DAVID C. FORD, P.E., DATED AUGUST 12, 2011.
- PROPERTY LINE WITH ZONE "C-1" AREAS SHOWN TO BE IN EXCESS OF THE 676' MINIMUM SETBACK IS SHOWN ON THE SURVEY. FENCED POST AND RAIL FENCE INDICATES EXISTING BOUNDARY.
- ELECTRIC, TELEPHONE, CABLE, ETC. SHALL BE LOCATED PER UTILITY COMPANY ORDERS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. SHOULD ANY KNOWN OR POTENTIAL CONFLICTS EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND STOPPING WORK OR PROVIDING RESOURCES TO LOCATE THEM PRIOR TO THE COMMENCEMENT OF THE SITE. THE CONTRACTOR SHALL ACQUIRE IMMEDIATE NOTICE TO THE ENGINEER.
- CONTRACTORS INSTALLING ANY IMPROVEMENTS SHOWN HEREON ARE SOLELY RESPONSIBLE FOR PROVIDING ALL APPROPRIATE EARTH RETENTION, AND FINISHING TO ALL NEAREST IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS.
- VERTICAL CONTROL BASED ON MONMOUTH DATUM.
- EXISTING UNDERGROUND UTILITIES MUST BE MARKED OUT PRIOR TO ANY ON-SITE EXCAVATION BY CALLING THE UTILITY LOCATION SERVICE (1-800-372-7000) AND/OR LOCAL UTILITY COMPANIES AS MAY BE NECESSARY.
- STORMS IN THE EXISTING LOT AREA SHALL BE 4" HOSE PAINTED WHITE LINE UNLESS OTHERWISE NOTED.
- THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE USED FOR CONSTRUCTION UNLESS ALL CONDITIONS OF APPROVAL ARE FULLY SATISFIED AND ALL WORK SHOWN ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "CLOSED" FOR CONSTRUCTION.
- THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED OTHERWISE HEREON IS NOT A SURVEY.
- EXTENSIVE UTILITY INFORMATION: THESE HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING UTILITIES AND LOCATIONS AND NOTIFY PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. NO ASSURANCE IS GIVEN AS TO ACCURACY AND DATA. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING UTILITIES AND LOCATIONS AND NOTIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING UTILITIES AND LOCATIONS AND NOTIFY PRIOR TO CONSTRUCTION.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS CURRENTLY AMENDED, EXCEPT WHERE SHOWN OTHERWISE. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL SPECIFICATIONS, STANDARDS AND REQUIREMENTS, AND CURRENTLY AMENDED, EXCEPT WHERE SHOWN OTHERWISE.
- THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL ENGINEER OF ANY FIELD-CONDICTIONS ENCOUNTERED OTHER THAN THOSE SHOWN HEREON. FAILURE TO DO SO SHALL BE AT THE CONTRACTOR'S OWN RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

APPLICANT: TENNENT ROAD WASH & LUBE, LLC
 8 TENNENT ROAD
 MARLBORO, NJ 07751

OWNER: GENESIS ASSOCIATES, INC.
 4500 JEWELL AVENUE
 COLONIA, NJ 07053

ZONING SCHEDULE (C-2 ZONE)

BAR STANDARDS	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	17,000 SQ FT	16,250 SQ FT	16,250 SQ FT
MIN LOT FRONTAGE	200 FT	185 FT	185 FT
MIN LOT DEPTH	200 FT	185 FT	185 FT
MIN BUILDING COVERAGE	60%	NA	17.0%
MIN IMPERVIOUS COVERAGE	60%	NA	21.5%
MIN OPEN SPACE	30%	NA	2.0%
MIN SIDE SETBACK	25 FT	NA	10.0 FT
MIN FRONT SETBACK	30 FT	NA	21.0 FT
MIN REAR SETBACK	30 FT	NA	10.0 FT
MINIMUM REQUIREMENTS			
PROPOSED MINIMUM REQUIREMENTS	13 MINIMUM SIDE SETBACK	NA	13 MINIMUM
MINIMUM SIDE SETBACK	NA	NA	13 MINIMUM
MINIMUM FRONT SETBACK	NA	NA	13 MINIMUM
MINIMUM REAR SETBACK	NA	NA	13 MINIMUM
TOTAL OFFICES	2 OFFICES		1 OFFICE

PROPOSED SIGNAGE:

- 100-10 (C) FREE STANDING SIGN: MAX HEIGHT 10' MAX AREA 60 SQ FT MAX SETBACK 10 FT
- (C) WALL MOUNTED SIGN: MAX SIGN FACE AREA

LIST OF VARIANCES AND WAIVERS:

- 270-24 MIN. LOT AREA 2.42 AC. REQUIRED, 0.274 AC. EXISTING WITH CORRECTIVITY TO COMPLY.
- 270-34 MIN. LOT FRONTAGE 200 FT. REQUIRED, 185 FT. EXISTING WITH CORRECTIVITY TO COMPLY.
- 270-34 MIN. LOT WIDTH 200 FT. REQUIRED, 185 FT. EXISTING WITH CORRECTIVITY TO COMPLY.
- 270-34 MIN. LOT SIDE SETBACK 30 FT. REQUIRED, 21.0 FT. PROPOSED.
- 270-70 MIN. PARKING STALL LENGTH 20 FT. REQUIRED, 18 FT. PROPOSED.
- 270-70 MIN. PARKING STALL WIDTH 15 FT. REQUIRED, 9 FT. PROPOSED.

APPROVED BY THE ZONING BOARD OF THE TOWNSHIP OF MARLBORO

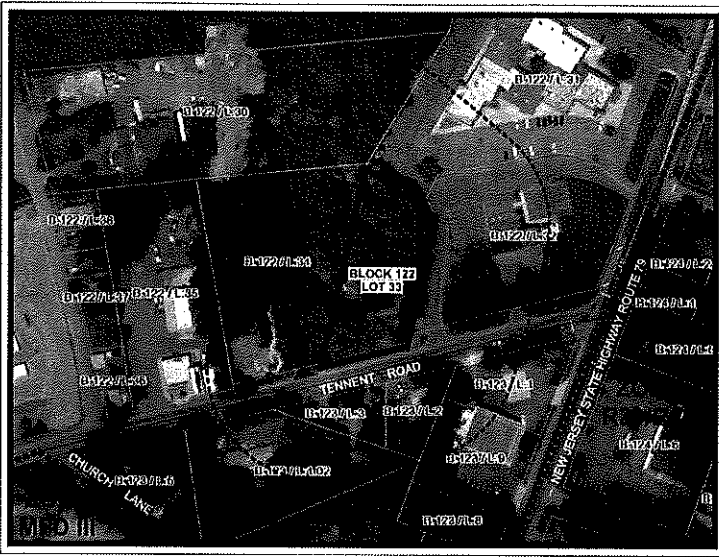
I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD AND THAT I CONCUR WITH THE PLANS AS SHOWN.

CHAIRMAN _____ DATE _____ CREDIT MACDON GENESIS ASSOCIATES, INC

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

No	DESCRIPTION	DATE	LAST
1	TITLE SHEET	2/8/2020	5/28/2020
2	EXISTING CONDITIONS	2/8/2020	5/28/2020
3	SITE PLAN	2/8/2020	5/28/2020
4	GRADING & SOIL EROSION & SEDIMENT CONTROL PLAN	2/8/2020	5/28/2020
5	DRAINAGE PLAN	2/8/2020	5/28/2020
6	PIPE PROFILE	2/8/2020	5/28/2020
7	LANDSCAPING PLAN	2/8/2020	5/28/2020
8	LIGHTING PLAN	2/8/2020	5/28/2020
9	CONSTRUCTION DETAILS & SOIL EROSION & SEDIMENT CONTROL DETAILS	2/8/2020	5/28/2020
10	CONSTRUCTION DETAILS	2/8/2020	5/28/2020
11	CONSTRUCTION DETAILS	2/8/2020	5/28/2020
12	SOIL EROSION & SEDIMENT CONTROL DETAILS	2/8/2020	5/28/2020
13	SOIL EROSION & SEDIMENT CONTROL DETAILS	2/8/2020	5/28/2020



KEY MAP
 1" = ± 400'

200' PROPERTY OWNERS LIST

BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
122	33	SPACE MOUNTAIN E, 15 BROWN PLACE, MARLBORO, NJ 07751	10 BROWN PLACE
123	401	RODOLFO, RENA & MICHAEL, 24 CHURCH LANE, MARLBORO, NJ 07751	24 CHURCH LANE
123	422	TERRAL MACHESONIAN & SHAROPA, 11 TENNENT ROAD, MARLBORO, NJ 07751	11 TENNENT ROAD
123	1	NU ENERGY REALTY LLC, 128 WEST STREET, NEW PALTZ, NY 12561	1 ROUTE 77
123	9	NU ENERGY REALTY LLC, 128 WEST STREET, NEW PALTZ, NY 12561	1 ROUTE 77
123	7	LYN ZHANG, 3 TENNENT ROAD, MARLBORO, NJ 07751	3 TENNENT ROAD
123	3	SHON BALDINGER, 7 TENNENT ROAD, MARLBORO, NJ 07751	7 TENNENT ROAD
122	32	GENESIS FEDERAL SAVINGS BANK, 875 BIRCHER AVENUE, WESTBURY, NY 11590	473 ROUTE 77
122	21	GENESIS ASSOCIATES INC. A 413 CORP, 35 ASBURY AVENUE, COLONIA, NJ 07053	ROUTE 77
122	35	TENNENT ROAD LLC, 28 BROWN PLACE, MARLBORO, NJ 07751	14 TENNENT ROAD
122	34	STRAND INSURANCE FINANCE CO., INC, 22 TENNENT ROAD, MARLBORO, NJ 07751	22 TENNENT ROAD

UTILITIES

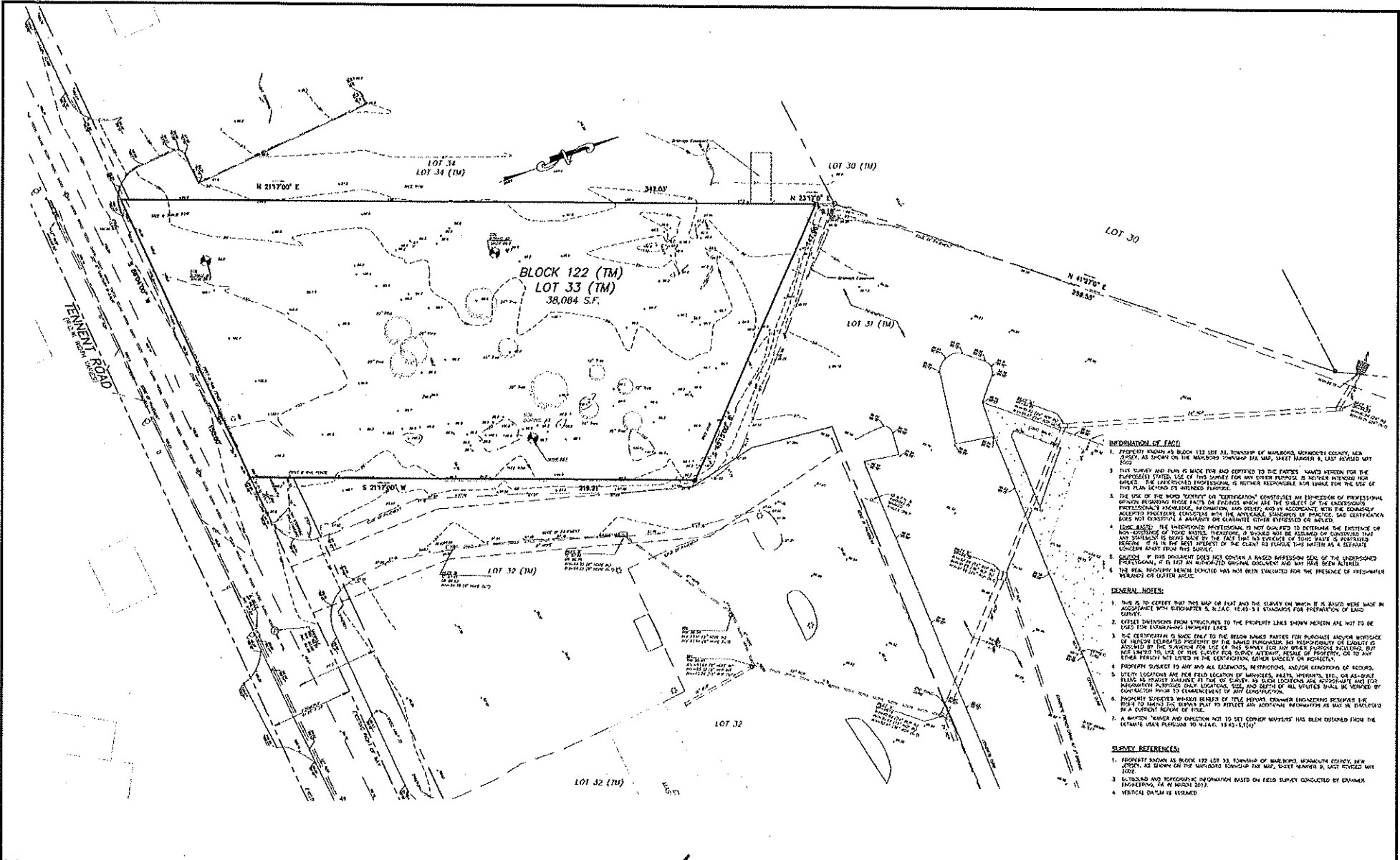
TELECOM	101 TENNENT ROAD, MARLBORO, NJ 07756
ATTENTION: RAINY LEATHERMAN	
MARLBORO TOWNSHIP WATER UTILITY	111 TENNENT ROAD, MARLBORO, NJ 07756
CONYONG CORNER WATER UTILITY	37 WINDSOR ROAD, MARLBORO, NJ 07756
NY NATIONAL GAS COMPANY	140 WINDSOR ROAD, MARLBORO, NJ 07756
ATTENTION: FRANK GAIN	
CASLAWSON OF MONMOUTH	40 JUNE STREET, TRENON FALLS, NJ 07755
VERITUM NEW JERSEY P/C	729 MARSHALL ROAD, MARLBORO, NJ 07756
ROSEY CENTRAL POWER & LIGHT COMPANY	211 TENNENT ROAD, MARLBORO, NJ 07756
ATTN: DAVID HAY	
STATE OF NJ DEPT OF TRANSPORTATION	100 DANIEL WAY, FRENCHTOWN, NJ 07728

David A. Cranmer
DAVID A. CRANMER, PE
 LICENSED PROFESSIONAL ENGINEER
 STATE OF NEW JERSEY LICENSE NO. 41926

CE Cranmer Engineering, P.A.
 COMPANY HEADQUARTERS: 100 HUNTERDON AVENUE, SUITE 200, FRENCHTOWN, NJ 07728
 TELEPHONE: 908.882.1000
 FAX: 908.882.1001
 WWW.CRANMERENGINEERING.COM

COVER SHEET
TENNENT ROAD WASH & LUBE, LLC
LOT 33, BLOCK 122
 TOWN MAP SHEET NO. 8
 TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY

DATE: 2018-015-125
 DRAWN BY: DAC
 CHECKED BY: DAC
 DATE: 05/28/2020
 SCALE: AS SHOWN
 SHEET NO.: 1 OF 13



INFORMATION OF FACT:

1. PROPERTY KNOWN AS BLOCK 122 LOT 33, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY, AS SHOWN ON THE MARLBORO TOWNSHIP TAX MAP, SHEET NUMBER 9, LAST REVISED MAY 2009.
2. THIS SURVEY AND PLAN IS MADE FOR AND REFERRED TO THE PARTIES NAMED HEREON FOR THE PURPOSES STATED. USE OF THIS SURVEY FOR ANY OTHER PURPOSE IS NEITHER INTENDED NOR WANTED. THE UNDERSIGNED PROFESSIONAL IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS PLAN BEYOND ITS INTENDED PURPOSE.
3. THE USE OF THE WORD "VERIFY" OR "VERIFYING" CONNOTES AN INSPECTION OF EXISTING PHYSICAL PROPERTY THROUGH VISUAL MEANS OR THROUGH MEANS ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION, AND BELIEF AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PRACTICES CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE. SAID CERTIFICATION DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OTHER EXPRESSED OR IMPLIED.
4. LEGAL BASED: THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF TITLE MATTERS. THEREFORE, A SURVEY WILL BE CONDUCTED OR CONDUCTED THAT INDICATE IT IS THE BEST APPROXIMATION OF THE FACTS AND EVIDENCE OF TITLE, BASED ON REASONABLE CONDUCT FROM THIS SURVEY.
5. CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RATED PROFESSIONAL SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED OFFICIAL DOCUMENT AND MAY HAVE BEEN ALIENED.
6. THE REAL PROPERTY BEING DESCRIBED HAS NOT BEEN EVALUATED FOR THE PRESENCE OF PRESUMED MINOR OR GREATER HAZARD.

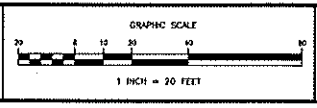
GENERAL NOTES:

1. THIS IS THE EXACT TRUE MAP OF PLAT AND THE CLAYTON MAPS. IT IS A SURVEY MADE IN ACCORDANCE WITH ENGINEERING & SURVEYING BOARD'S STANDARDS FOR PREPARATION OF LAND SURVEYS.
2. UNLESS INDICATED FROM STRUCTURES TO THE PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES.
3. THE ESTABLISHMENT OF BOUNDARIES TO THE BOUNDARIES BASED ON PROGNOSTIC ADJUSTMENT OF INTEREST RELATED PROPERTY OF THE BOUNDARIES, AND THE PROPERTY OF THE LOTS IS PROVIDED BY THE SURVEY FOR USE OF THE PARTIES AND OTHER PERSONS INVOLVED, BUT THE LATTER USE, USE OF THIS SURVEY FOR BOUNDARY ADJUSTMENT, RESOLVE OF PROPERTY, OR TO ANY OTHER PURPOSE NOT LISTED IN THE CERTIFICATION IS STRICTLY PROHIBITED.
4. PROVISION SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR RECORDS.
5. UTILITY LOCATIONS ARE PER FIELD LOCATION BY MANHOLES, PILES, MARKERS, ETC., OR AS-BUILT PLANS AS AVAILABLE. THEREIN IS THE USE OF SURVEY BY BOUND LOCATIONS ARE APPROXIMATE AND THE PROVISION SUBJECTS ONLY. LOCATION, SIZE AND DEPTH OF ALL UTILITIES SHALL BE DETERMINED BY CONSTRUCTION FROM THE COMMENCEMENT OF ANY CONSTRUCTION.
6. PROPERTY BENEVOLENT WAREHOUSE BENEFIT OF TITLE INSURANCE ENGINEERING FURNISHES THE DATA TO MAKE THE SURVEY PLAN TO REFLECT ANY ADDITIONAL INFORMATION AS WAS IN DISCUSSED IN A CURRENT REPORT OF TITLE.
7. A WRITTEN "TRANSFER AND DISPOSITION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE CLAYTON MAPS RELATIVE TO MARLBORO 1942-1947.

SURVEY REFERENCES:

1. FRONTIERS KNOWN AS BLOCK 122 LOT 33, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY, AS SHOWN ON THE MARLBORO TOWNSHIP TAX MAP, SHEET NUMBER 9, LAST REVISED MAY 2009.
2. EXISTING AND TOPOGRAPHIC INFORMATION BASED ON FIELD SURVEY CONDUCTED BY CRANMER ENGINEERING, P.A. IN MARCH 2017.
3. AERIAL DATA IS REFERRED.

NO. 1	5/29/2020	REVISED PER CODE ASSOCIATION COMMENTS
NO. 2		
NO. 3		
NO. 4		
NO. 5		



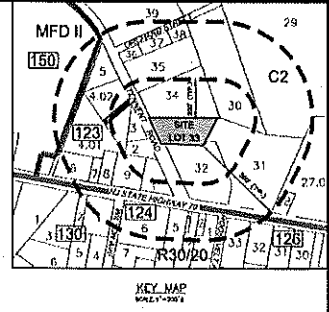
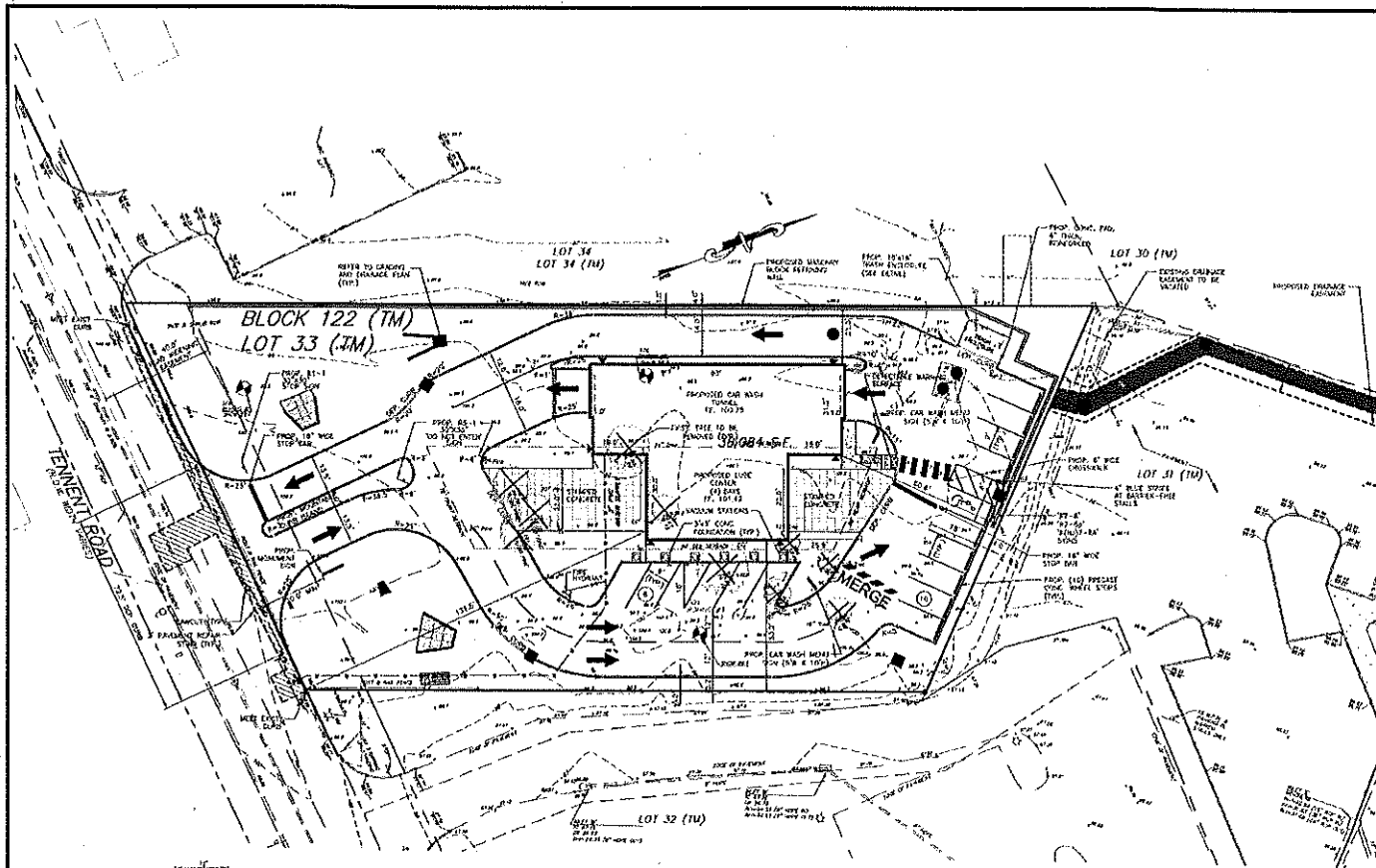
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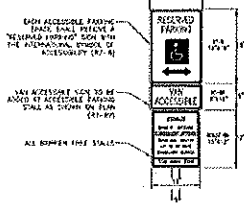
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EXISTING SITE CONDITIONS		NO. 1	2018-018-125
TENNET ROAD WASH & LUBE, LLC		NO. 2	
LOT 33, BLOCK 122		NO. 3	
TAX MAP SHEET NO. 9		NO. 4	
TOWNSHIP OF MARLBORO		NO. 5	
MONMOUTH COUNTY		NO. 6	
NEW JERSEY		NO. 7	
FEBRUARY 04, 2020		NO. 8	
		NO. 9	
		NO. 10	
		NO. 11	
		NO. 12	
		NO. 13	

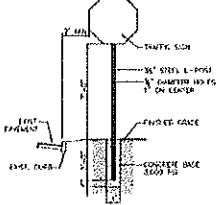


- CONSTRUCTION NOTES:**
- ALL WORK TO CONFORM WITH THE LATEST EDITION OF THE FOLLOWING:
 - AASHTO SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - MANUAL OF PRACTICE DESIGN STANDARDS
 - MANUAL OF PRACTICE DESIGN STANDARDS
 - CURRENT MANUFACTURING OPERATIONS, STANDARDS, AND REQUIREMENTS
 - CURRENT, PUBLISHED "MUTUAL COMPANY OF AMERICA" SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
 - ALL EXISTING UTILITY CONDUITS TO BE IN ACCORDANCE WITH THE NJ UNIFORM CONSTRUCTION CODE, SUBCHAPTER 7, BARRIER FREE CONDUITS AND ALL REGULATIONS THEREAFTER.
 - CONTRACTOR IS RESPONSIBLE TO SECURE ALL WORKER SAFETY, TRAINING, AND SAFETY GEAR USAGE FOR HIM AND OBTAIN THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMISSION FROM THE APPROPRIATE AGENCIES FOR ALL UTILITIES SHOWN HEREON AS SHOWN. CONTRACTOR WILL PROVIDE ACCURATE SAFETY TRAINING, EQUIPMENT, AND CERTIFICATION.
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM CONSTRUCTION OF THE CONCEPT SITE.
 - ALL DISTURBED AREAS ON SITE TO BE STABILIZED IN ACCORDANCE WITH THE ENVIROPLAN CONSTRUCTION DISTURBANCE STANDARDS.
 - ALL AREAS NOT COVERED BY BARBERSHIP SURFACE SHALL BE SECTORED OR OTHERWISE STABILIZED IN ACCORDANCE WITH SOIL EROSION CONTROL REGULATIONS.
 - THE NEW JERSEY ONE CALL SYSTEM MUST BE CONTACTED PRIOR TO EXCAVATION ON-SITE OR WHEN PER 800-342-1500.
 - ALL UTILITY CONNECTIONS AND RELOCATION TO BE DONE SEPARATELY. THE CONTRACTOR SHALL CONSULT AND COORDINATE WITH THE UTILITY COMPANY AND INSPECTOR TO PROVIDE THE MOST APPROPRIATE LOCATION FOR UTILITY CONNECTIONS AND/OR RELOCATIONS.
 - EXISTING SITE AND UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
 - ALL TRAFFIC SIGNS AND SIGNALS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL WATER AND SEWER SERVICES SHALL BE INSTALLED WITH A HORIZONTAL SEPARATION OF 12" OR A VERTICAL SEPARATION OF 18", OR BE INSTALLED IN CONCRETE AT SUCH DEPTH OR OTHER SIDE OF CROSSINGS.
 - ANY DAMAGE TO EXISTING STRUCTURES AS A RESULT OF THIS DEVELOPMENT, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR.
 - EXPOSED BROWN WORK, TRAFFIC TO BE PROTECTED AND MAINTAINED IN ACCORDANCE WITH MUTCD REQUIREMENTS.
 - CONTRACTOR TO MATCH EXISTING PAVEMENT SPECIFICATIONS FOR ALL PAVEMENT REPAIR TO EXISTING ROADS.
 - CONCRETE SHALL BE PLACED WITHIN 6 HOURS OF CURING. CURING SHALL BE MAINTAINED WITHIN THE CONSTRUCTION DETAILS.
 - ALL DIMENSIONS SHOWN HEREON TO BE EXACT UNLESS OTHERWISE NOTED. IF A DIMENSION IS NOT SHOWN TO BE EXACT, IT SHALL BE AS NEAR AS PRACTICABLE.
 - CONTRACTOR TO VERIFY THE UNDESIGNED PROFESSIONAL OF THIS DEVELOPMENT FROM THE BEGINNING TO THE END OF THE PROJECT.
 - THIS PLAN SET HAS BEEN PREPARED FOR MATERIAL AND AGENCY APPROVAL. THIS PLAN SET IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE BOARD OF SUPERVISORS.
 - ALL EXISTING UTILITIES SHOWN HEREON ARE TO BE MAINTAINED WITHIN THEIR EXISTING RIGHTS-OF-WAY UNLESS OTHERWISE SPECIFIED.
 - ALL EXISTING UTILITIES SHOWN HEREON SHALL BE MAINTAINED WITHIN THEIR EXISTING RIGHTS-OF-WAY UNLESS OTHERWISE SPECIFIED BY THE BOARD OF SUPERVISORS.



BARRIER FREE PARKING SIGNS
N.T.S.

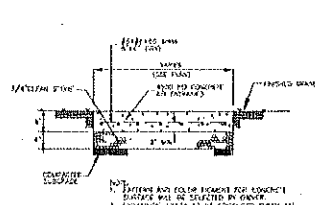
NOTE: THE DESIGN AND PLACEMENT OF ALL TRAFFIC SIGNS AND SIGNALS SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND ADOPTED BY THE BOARD OF SUPERVISORS.



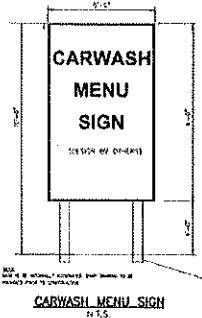
TYPICAL SIGN POST DETAIL
N.T.S.



SIGNS
N.T.S.

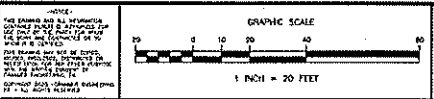


REINFORCED STAMPED CONCRETE DETAIL
N.T.S.



CARWASH MENU SIGN
N.T.S.

DATE	DESCRIPTION
12/20/2023	REVISED PER CUE ASSOCIATES COMMENTS



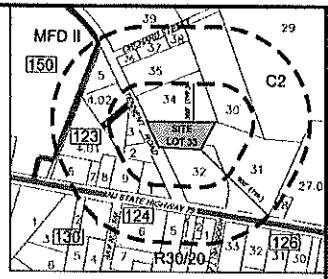
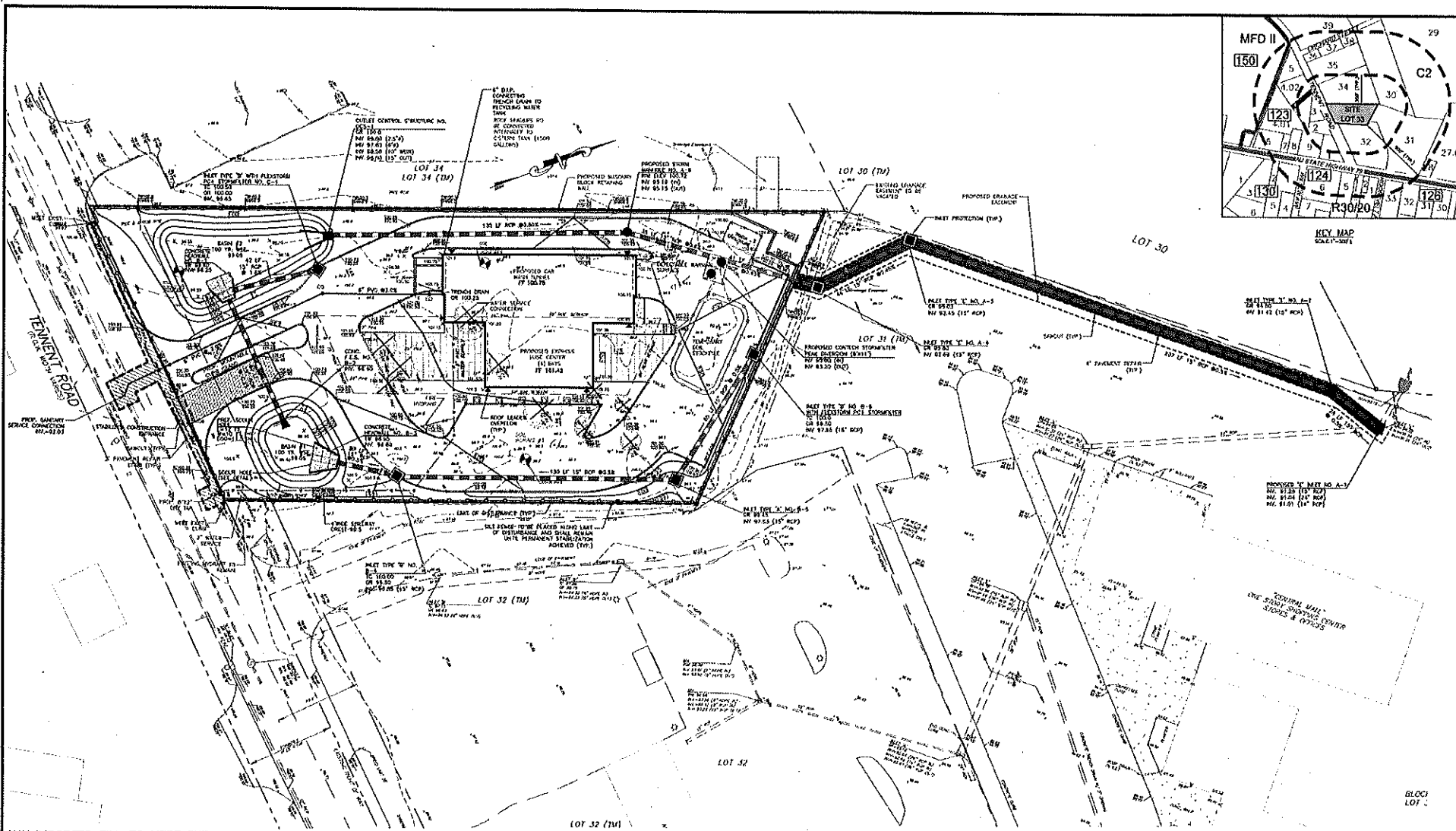
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LICENSED PROFESSIONAL ENGINEER
STATE OF NEW JERSEY LICENSE NO. 41826

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CORPORATE HEADQUARTERS: 2100 South Street, Suite 1000, Marlboro, NJ 07641
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FAX: 908.333.1101
WEBSITE: www.cranmerengineering.com

PROJECT PROFESSIONAL OFFICE: 3100 North Street, Suite 1000, Marlboro, NJ 07641
TELEPHONE: 908.333.1100
FAX: 908.333.1101
WEBSITE: www.cranmerengineering.com

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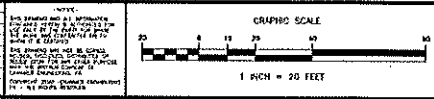
PROJECT NO.	2018-015-125	DATE OF DRAWING	12/20/2023
DESIGNED BY	DAC	CHECKED BY	DAC
SCALE	1"=20'	DATE	12/20/2023
SITE PLAN TENNETT ROAD WASH & LUBE, LLC LOT 33, BLOCK 122		TOWNSHIP OF MARLBORO MONMOUTH COUNTY NEW JERSEY	
FEBRUARY 6, 2025		3 of 13	



ANY IMPORTED FILL TO MEET THE DEFINITION OF CLEAN FILL, PURSUANT TO THE TECHNICAL REQUIREMENTS FOR SITE REMEDIATION (AS FOUND AT NJAC 7:26E-1.8).

AREA OF DISTURBANCE 40,810 S.F. = 0.937 AC.

NO. 1	2/29/2020	REVISED PER UVE ASSOCIATES COMMENTS
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David A. Cranmer
DAVID A. CRANMER, PE
 LICENSED PROFESSIONAL ENGINEER
 STATE OF NEW JERSEY LICENSE NO. 11624

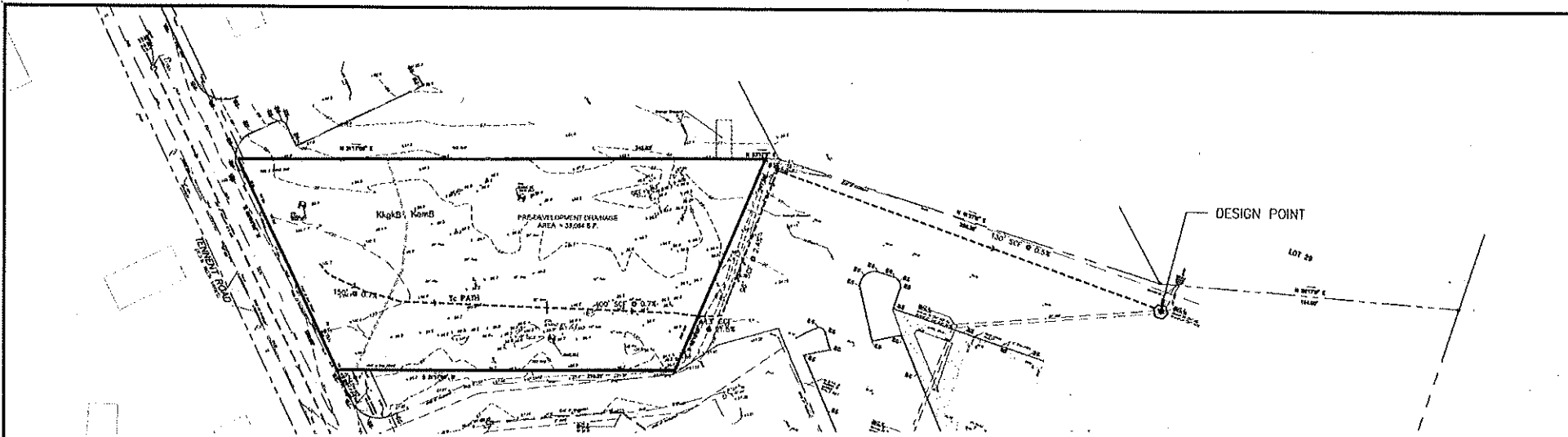
Cranmer Engineering, P.A.
 1000 ROUTE 100
 SUITE 200
 HANOVER, NJ 07930
 TEL: 908.226.1100
 FAX: 908.226.1101
 WWW.CRANMERENGINEERING.COM

GRADING PLAN AND SOIL EROSION SEDIMENT CONTROL PLAN
TENNENT ROAD WASH & LUBE, LLC
 LOT 33, BLOCK 122
 TWP MAP B11160 1 9

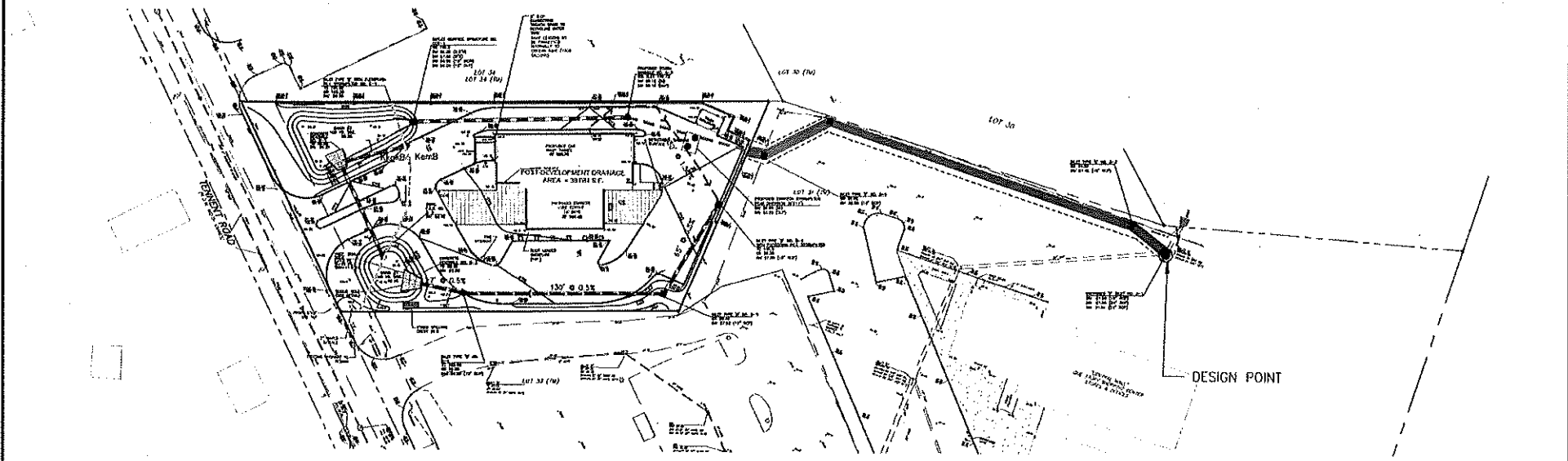
TOWNSHIP OF MARLBORO MONMOUTH COUNTY NEW JERSEY

DATE: 2/29/2020

4 of 13



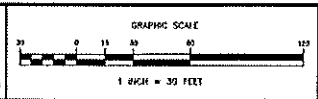
PRE DEVELOPMENT DRAINAGE AREA MAP



POST DEVELOPMENT DRAINAGE AREA MAP

PROJECT NO.	47202030
DATE	
REVISION	
BY	
CHECKED	
DATE	
SCALE	
PROJECT	RENEWAL PARTNERS ASSOCIATES' COORDINATOR
LOCATION	

NOTES:
 1. SEE SHEET 47202030 FOR ALL DIMENSIONS.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
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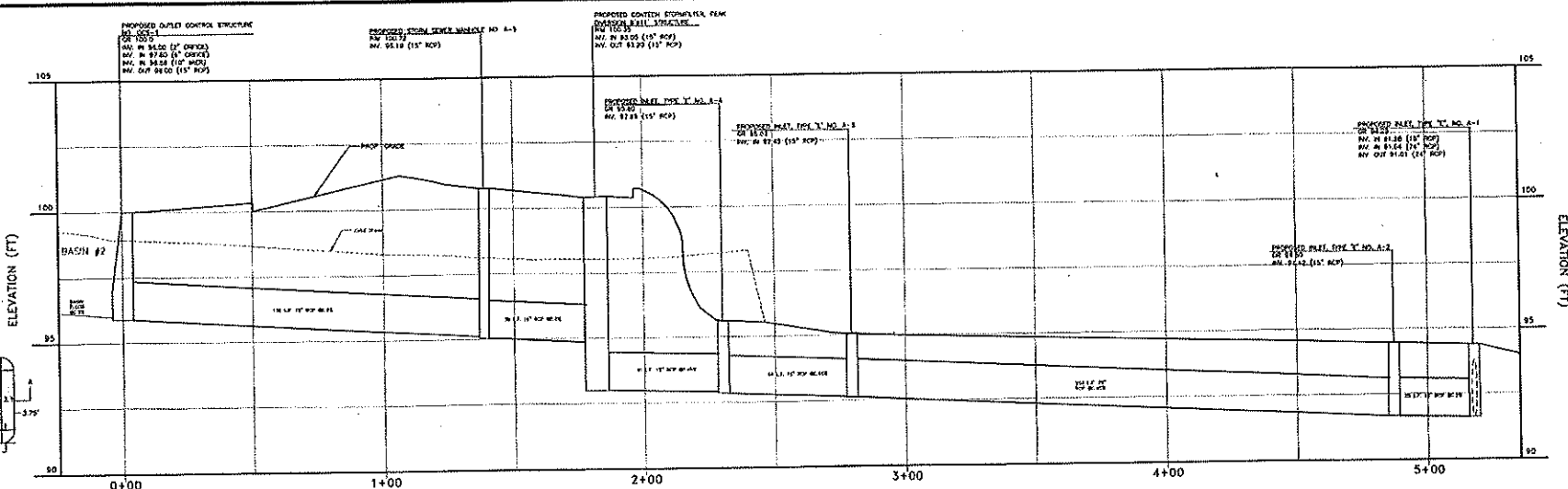


David A. Cranmer
DAVID A. CRANMER, PE
 LICENSED PROFESSIONAL ENGINEER
 STATE OF NEW JERSEY LICENSE NO. 41928

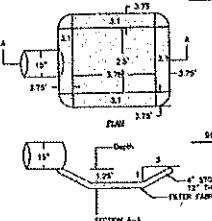
Cranmer Engineering, P.A.
 COMPLETE MECHANICAL ENGINEERING ESTIMATE RECORDS OFFICE
 4000 Route 100, Suite 1000
 Marlboro, NJ 07641
 TEL: (908) 261-1100
 FAX: (908) 261-1101
 WWW.CRANMERENGINEERING.COM

DRAINAGE AREA MAP
TENNENT ROAD WASH & LUBE, LLC
 LOT 33, BLOCK 122
 TAXMAP SHEET NO. 9
 TOWNSHIP OF MARLBORO MARLBORO COUNTY NEW JERSEY

PROJECT NO.	2016-015-123	DATE	1/20/16
REVISION		BY	DMC
DATE		CHECKED BY	DMC
SCALE	1"=30'	DATE	
SHEET NO.	5	TOTAL SHEETS	13

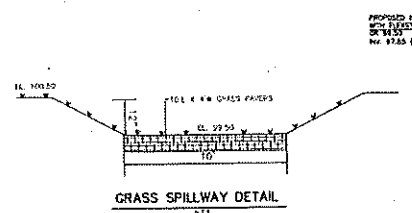


STORM SEWER PROFILE SCALE: H. 1"=20'
V. 1"=2'

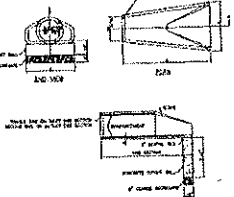


NO.	DESCRIPTION	QTY	UNIT
1	MANHOLE STRUCTURE	1	EA
2	INLET PIPE	1	EA
3	OUTLET PIPE	1	EA

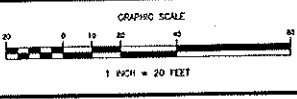
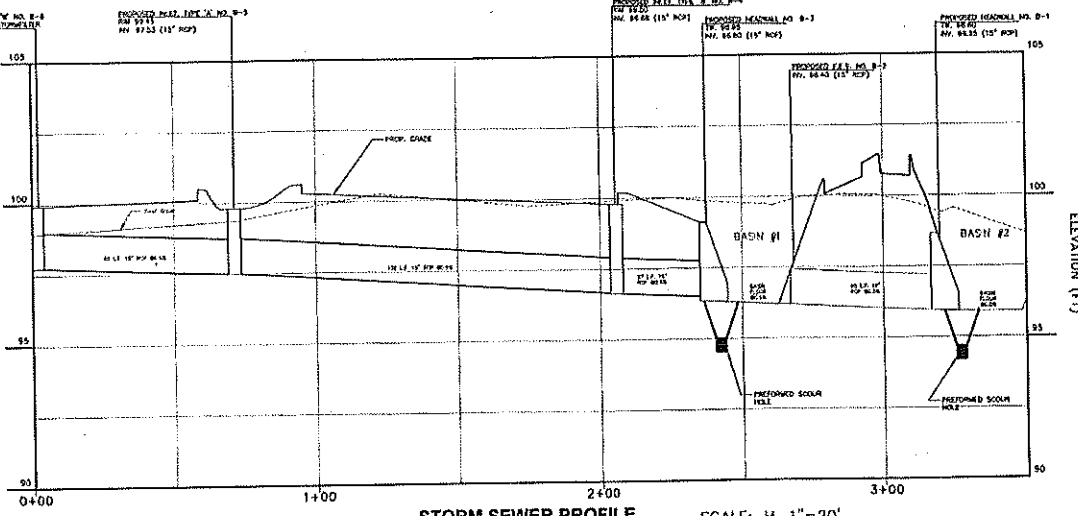
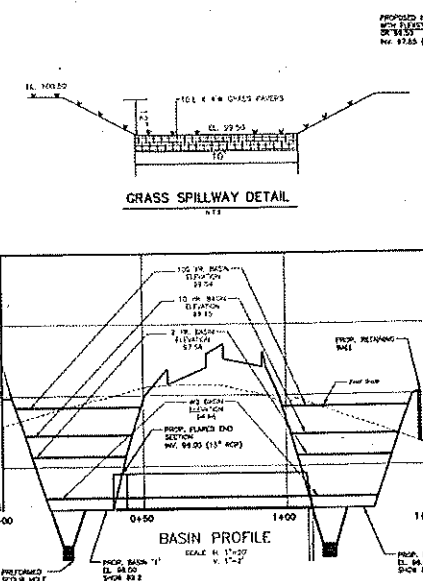
PREFORMED SCOUR HOLE DETAIL



NO.	DESCRIPTION	QTY	UNIT
1	GRASS SPILLWAY	1	EA



REINFORCED CONCRETE INLET SECTION



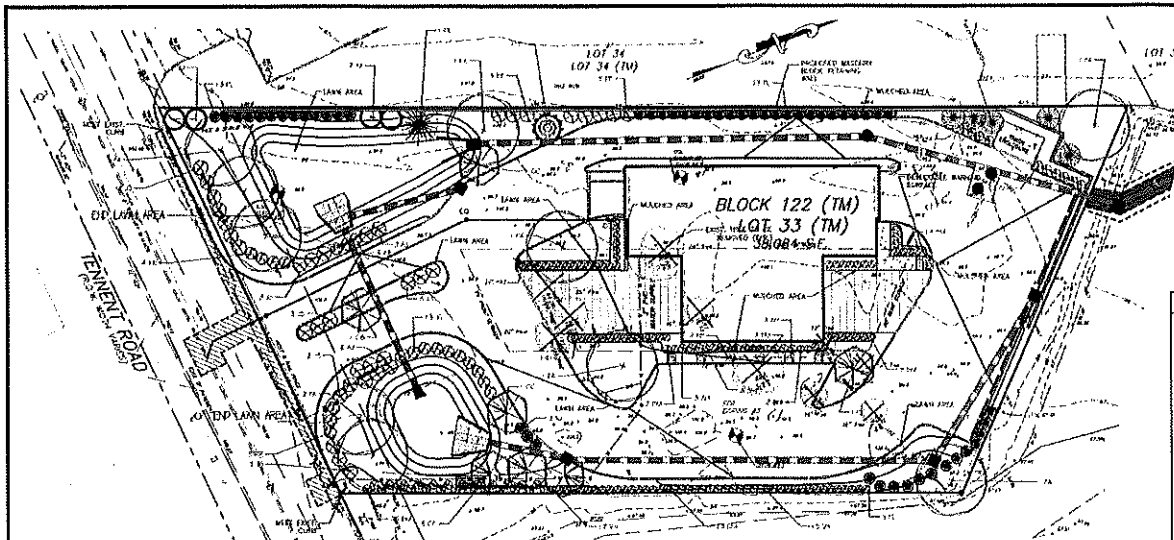
DAVID A. CRANMER, PE
 LICENSED PROFESSIONAL ENGINEER
 STATE OF NEW JERSEY LICENSE NO. 41926

Cranmer Engineering, P.A.
 CORPORATION HEADQUARTERS: 490 ROUTE 17 SOUTH, SUITE 2000, SPRING HOUSE, NEW JERSEY 07081
 MULTIMEDIA PERSONAL OFFICE: 600 WILSON ROAD, SUITE 100, CARLETON, NJ 07001
 TEL: (908) 311-1000 FAX: (908) 311-1001
 WWW.CRANMERENGINEERING.COM

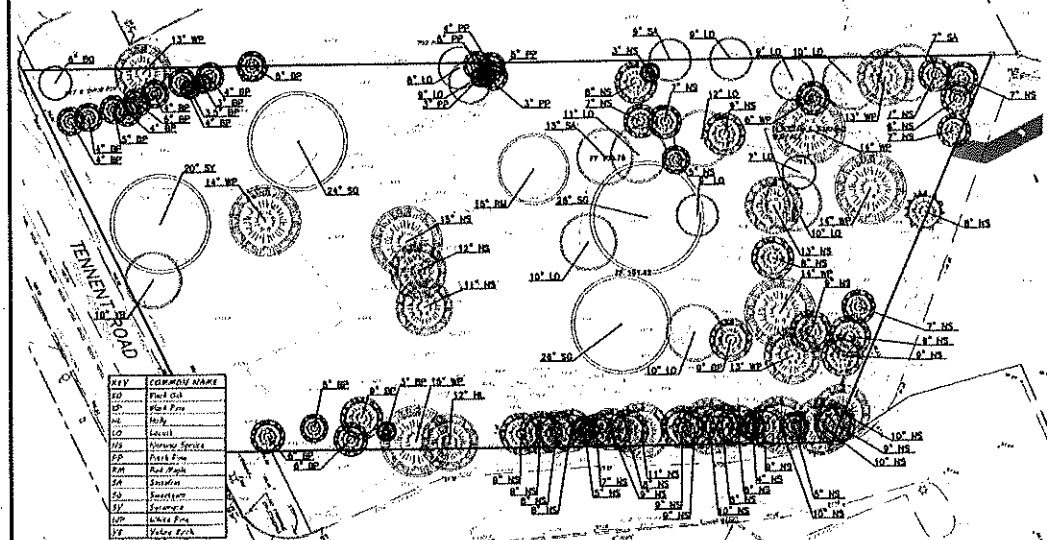
PIPE PROFILE
TENNENT ROAD WASH & LUBE, LLC
 LOT 33, BLOCK 122
 TOWN OF MARLBORO, NEW JERSEY

PROJECT NO: 2018-015-125
 DRAWN BY: DAD
 CHECKED BY: DAD
 DATE: FEBRUARY 6, 2020
 SHEET NO: 6 of 13

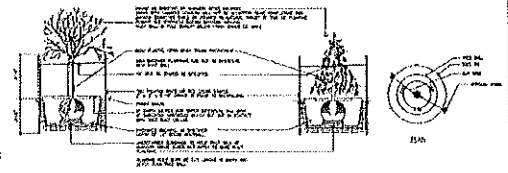
NO.	DESCRIPTION	DATE
1	REVISED FOR CLIENT ASSOCIATE'S COMMENTS	2/23/2020



LANDSCAPING PLAN



TREE REMOVAL PLAN



DECIDUOUS AND CONIFEROUS TREE PLANTING DETAIL

- NOTE:**
1. ALL TREES TO BE REMOVED UNLESS NOTED TO REMAIN.
 2. PRIOR TO SITE DISTURBANCE, A TREE REMOVAL PERMIT MUST BE OBTAINED IN ACCORDANCE WITH ORDINANCE SECTION 337-15.

PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	AVG. HT. AT Maturity	INSTALL HEIGHT	CALIPER	ROOT	COMMENTS
PA	15	UNIDENTIFIED AMERICAN VERNICEA	AMERICAN VERNICEA WHITE	45'	8'-8"	3"	BAN	MINED UP TO 7'
PC	1	LEAVES CAMERUNENSIS	EASTERN REDWOOD	25'	2'-8 1/2"	2"	BAN	MIN. 15' MIN. UNDE-STEM
PD	1	CAFFRICA RETALIA	EUROPEAN LINDEN	30'	2'-2 1/2"	2"	BAN	MIN. 15' MIN. UNDE-STEM
PE	1	FRAXINUS OXYCARPA	COLORADO BLUE SPRUCE	35'	6'-6"	2"	BAN	
PF	1	FRAXINUS OXYCARPA	LELAND SPRUCE	35'	6'-6"	2"	BAN	
PG	1	FRAXINUS OXYCARPA	WESTERN JACARANDA	35'	6'-6"	2"	BAN	
PH	1	FRAXINUS OXYCARPA	1000 GARDEN ARCADE	7'	10'-24"	2"	CAN	
PI	1	FRAXINUS OXYCARPA	ARCATA JUNIPER	10'	12'	2"	CAN	
PJ	1	FRAXINUS OXYCARPA	ROCKY MOUNTAIN JUNIPER	10'	12'	2"	CAN	
PK	1	FRAXINUS OXYCARPA	SPINA MEXICANA	10'	12'	2"	CAN	
PL	1	FRAXINUS OXYCARPA	FRAXINUS OXYCARPA	10'	12'	2"	CAN	
PM	1	FRAXINUS OXYCARPA	FRAXINUS OXYCARPA	10'	12'	2"	CAN	
PN	1	FRAXINUS OXYCARPA	FRAXINUS OXYCARPA	10'	12'	2"	CAN	
PO	1	FRAXINUS OXYCARPA	FRAXINUS OXYCARPA	10'	12'	2"	CAN	
PP	1	FRAXINUS OXYCARPA	FRAXINUS OXYCARPA	10'	12'	2"	CAN	
PQ	1	FRAXINUS OXYCARPA	FRAXINUS OXYCARPA	10'	12'	2"	CAN	
PR	1	FRAXINUS OXYCARPA	FRAXINUS OXYCARPA	10'	12'	2"	CAN	
PS	1	FRAXINUS OXYCARPA	FRAXINUS OXYCARPA	10'	12'	2"	CAN	
PT	1	FRAXINUS OXYCARPA	FRAXINUS OXYCARPA	10'	12'	2"	CAN	
PU	1	FRAXINUS OXYCARPA	FRAXINUS OXYCARPA	10'	12'	2"	CAN	
PV	1	FRAXINUS OXYCARPA	FRAXINUS OXYCARPA	10'	12'	2"	CAN	
PW	1	FRAXINUS OXYCARPA	FRAXINUS OXYCARPA	10'	12'	2"	CAN	
PX	1	FRAXINUS OXYCARPA	FRAXINUS OXYCARPA	10'	12'	2"	CAN	
PY	1	FRAXINUS OXYCARPA	FRAXINUS OXYCARPA	10'	12'	2"	CAN	
PZ	1	FRAXINUS OXYCARPA	FRAXINUS OXYCARPA	10'	12'	2"	CAN	

Caliper Size	Quantity	Ratio	Quantity	Caliper Size	Tree Replacement Ratio	Replacement Trees Planted	Corporation
Up to 4"	14	0	0	2" to 2 1/2"	3%	3	100%
Greater than 4" and up to 12"	62	13	62	2" to 2 1/2"	3%	18	100%
Greater than 12" and up to 18"	12	2/3	24	2" to 2 1/2"	3%	7	100%
Greater than 18" and up to 24"	2	2/3	4	3"	3%	1	100%
Greater than 24"	2	4/3	8	3"	3%	3	100%
Total	92		98			32	100%

GENERAL LANDSCAPE NOTES

- 1) THE LOCATION OF ALL PLANTS SHOWN ON THE LANDSCAPE PLAN IS APPROXIMATE. THE EXACT LOCATION OF ALL PLANTS AND TREE LINES SHALL BE DETERMINED IN THE FIELD UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT.
- 2) DISPERSED BARK MULCH SHALL BE APPLIED TO ALL PLANTING AREAS AND OVERLAPPING AREAS TO A 4 INCH DEPTH AND SHALL BE NOTED 3 INCHES FROM TREE TRUNKS AND STEMMS.
- 3) PLANTS SHALL BE WATERED ON THE SAME DAY OF INSTALLATION THEREAFTER, REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT AND GROWTH OF ALL PLANTS. WATERING AND PLANT ESTABLISHMENT SHALL BE THE RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
- 4) TREE TRUNKS ARE TO BE PROTECTED FROM ALL PLANT MATERIAL PRIOR TO DRAINAGE OF THE PLANTING SITE.
- 5) GUARDRAILS: ALL TREES, SHRUBS, ORNAMENTALS AND TREES SHALL BE GUARDED FOR A MINIMUM OF TWO (2) WEEKS FROM THE RELEASE OF THE TEMPORARY ROAD. ALL PLANTS, SHRUBS AND ORNAMENTALS SHALL BE GUARDED FOR A MINIMUM OF TWO (2) WEEKS FROM THE RELEASE OF THE TEMPORARY ROAD. GUARDRAILS SHALL BE GUARDED FOR A MINIMUM OF TWO (2) WEEKS FROM THE RELEASE OF THE TEMPORARY ROAD.
- 6) ALL PLANTS SHALL BE GUARDED FROM ALL PLANT MATERIAL PRIOR TO DRAINAGE OF THE PLANTING SITE.
- 7) CONTRACTOR SHALL PROTECT ALL UTILITIES WITH WATER REPRESENTATIVE DURING ALL WORK IN THE PROJECT AREA. ALL UTILITIES SHALL BE PROTECTED AND GUARDED FOR A MINIMUM OF TWO (2) WEEKS FROM THE RELEASE OF THE TEMPORARY ROAD. ALL UTILITIES SHALL BE GUARDED FOR A MINIMUM OF TWO (2) WEEKS FROM THE RELEASE OF THE TEMPORARY ROAD.
- 8) CONTRACTOR SHALL REMOVE STUMPS, GRUBS AND WEEDS AT END OF GUARANTEE PERIOD. ALL PLANTING SHALL BE GUARANTEED FOR TWO (2) YEARS FROM THE RELEASE OF THE TEMPORARY ROAD.
- 9) ALL PLANT MATERIAL SHALL CONFORM TO THE APPROVED ASSOCIATION OF NURSERYMEN, 1550 I STREET, N.W., WASHINGTON, D.C. 20005.

SEEDING NOTES

- PLANTING DATES:** APRIL 1 TO MAY 15 OR AUGUST 16 TO OCTOBER 15.
- SOIL TEST METHOD:**
- 606 MASSACHUSETTS UNIVERSITY
208 JARVISVILLE CHEMISTRY RESERVE
208 JARVISVILLE CHEMISTRY RESERVE
- SOIL IS TO BE UNIFORMLY APPLIED AT THE RATE OF 200 LBS PER ACRE. THE SEED MIX DESCRIBED ABOVE IS SEED BY LOT NO. BOUND BROWN, 1/2 AND CALLED 'TRIPLE CORNER'.

NO.	DATE	REVISIONS PER THE ASSOCIATE'S COMMENTS
1	5/29/2020	



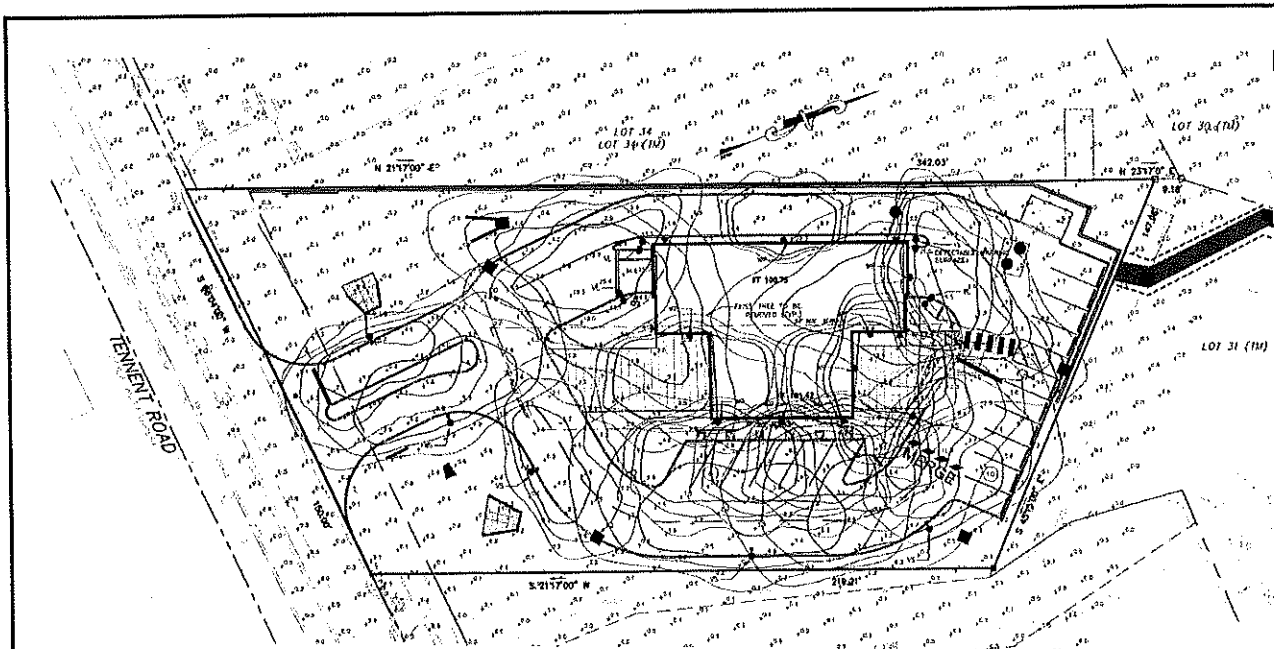
David A. Cranmer
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LICENSED PROFESSIONAL ENGINEER
STATE OF NEW JERSEY LICENSE NO. 41926

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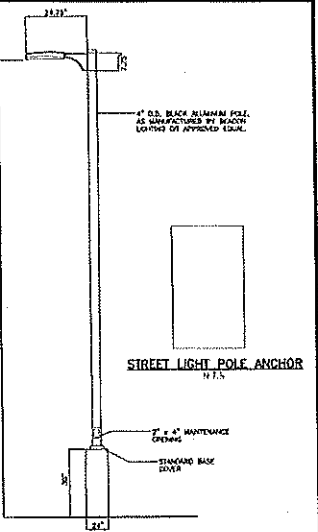
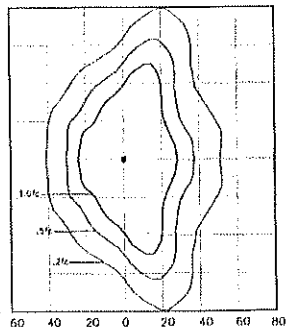
TREE REMOVAL AND LANDSCAPING PLAN
TENNENT ROAD WASH & LUBE, LLC
LOT 33, BLOCK 122
TAX MAP SHEETS 2 &
TOWNSHIP OF MARLBORO
MORRISVILLE COUNTY
NEW JERSEY

DATE: 05/29/2020
PROJECT NO: 19-123
SHEET NO: 7 OF 13



HOURS OF OPERATION: DUSK - 1 HOUR AFTER CLOSING

ILLUMINANCE (FC) IN PARKING AREA
 AVERAGE = 1.4
 MAXIMUM = 40.1
 MINIMUM = 0.2
 AVG/MIN RATIO = 7.00
 MAX/MIN RATIO = 200.50

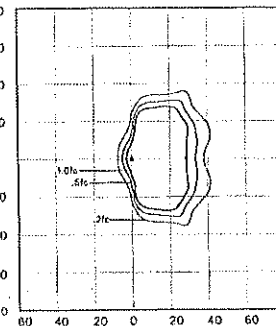
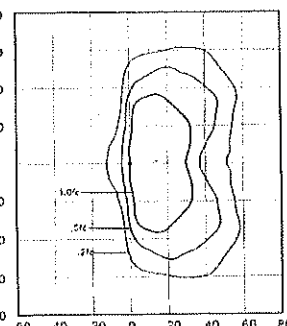


- NOTES**
1. VAPER SHALL LAMP TO BE 355 WATT LED
 2. VAPER LARGE LAMP TO BE 355 WATT LED
 3. LUMINAIRE MECHANICALLY HOUSING SHALL BE ALUMINUM/ANODIZED ALUMINUM
 4. OPTICAL SYSTEM IS 4W DISTRIBUTION AS MANUFACTURED BY BEACON LIGHTING OR APPROVED EQUAL
 5. LUMINAIRE AND POLE ARE TO HAVE BLACK TEXTURED FINISH
 6. LIGHT FOOTCANDLE OPERATIONS IS TO BE PHOTOCELL

LIGHT FIXTURE & POLE
N.T.S.

LIGHT POLE FIXTURE
N.T.S.

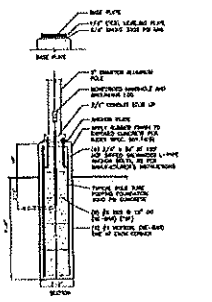
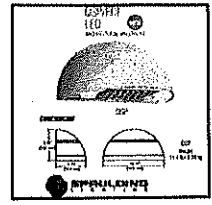
LED LAMP SIZE (WATT)	HEIGHT (FEET)	FOOT CANDLE	DIAMETER	BASE DIA
355W	18 FT. (4P-1) 15 FT. (3P-1)	3"	3"	8 1/2" DIA OPEN



LAMP: 110 WATT LED
OPTICAL SYSTEM: 4W DISTRIBUTION AS MANUFACTURED BY BEACON LIGHTING OR APPROVED EQUAL
10' MOUNTING HEIGHT

LAMP: 35 WATT LED
OPTICAL SYSTEM: 4W DISTRIBUTION AS MANUFACTURED BY SPANGLER LIGHTING OR APPROVED EQUAL
12' MOUNTING HEIGHT

PHOTOMETRIC PATTERNS
N.T.S.



LIGHT FOOTING DETAIL FOR VAPER-SMALL AND LARGE LIGHT FIXTURES
N.T.S.

WALL PACK LIGHT FIXTURE DETAIL
N.T.S.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LUMEN	DESCRIPTION	ARRANGEMENT	EST. LAMP LUMENS	EFF	LUMEN/HR
1	6	35	VAPER LARGE LED 35 WATT	SMALL	N.A.	0.90	31.5
2	4	35	VAPER LARGE LED 35 WATT	SINGLE	N.A.		31.5
3	8	35	35 WATT WALLPACK FIVE D	SMALL	N.A.	1.00	35.0

NOTE: THIS PLAN TO BE USED FOR LIGHTING PURPOSES ONLY.

EXISTING UTILITIES

TYPE	DEPTH	LOCATION	REMARKS
Water	36"	Along Tennent Road	10' from curb
Sewer	36"	Along Tennent Road	10' from curb
Gas	36"	Along Tennent Road	10' from curb

PROPOSED UTILITIES

TYPE	DEPTH	LOCATION	REMARKS
Water	36"	Along Tennent Road	10' from curb
Sewer	36"	Along Tennent Road	10' from curb
Gas	36"	Along Tennent Road	10' from curb

KEY DATA

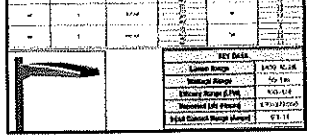
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Project Name	1021-2144
City	1021-2144
County	1021-2144
Project No.	1021-2144
Revision No.	1021-2144

KEY DATA

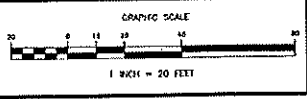
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Project Name	1021-2144
City	1021-2144
County	1021-2144
Project No.	1021-2144
Revision No.	1021-2144



POLE MOUNTED (A) LIGHT FIXTURE SPECIFICATIONS
N.T.S.



POLE MOUNTED (VS) LIGHT FIXTURE SPECIFICATIONS
N.T.S.

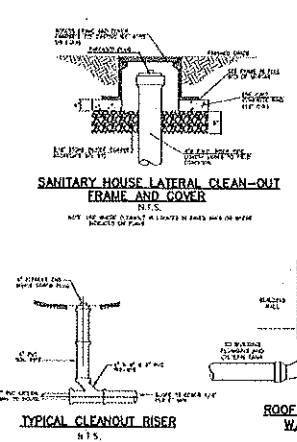
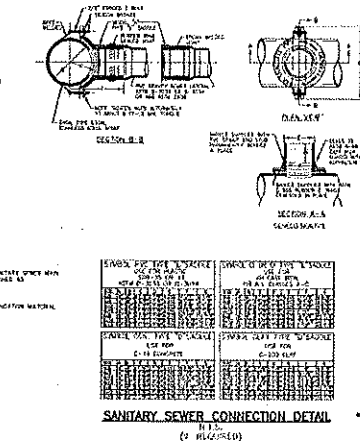
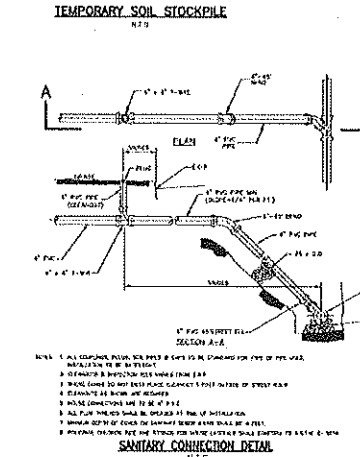
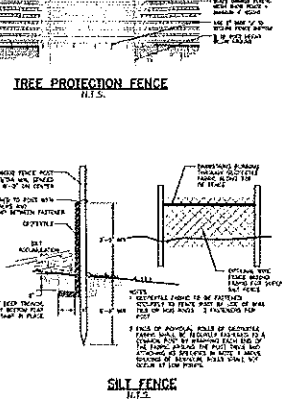
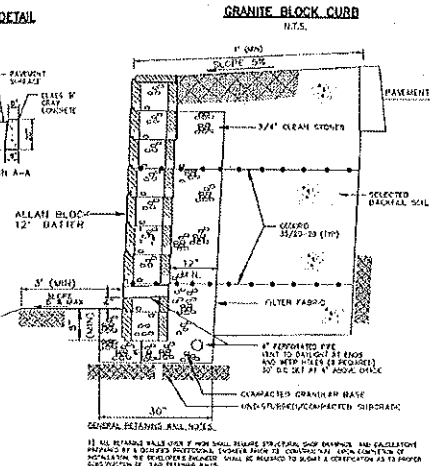
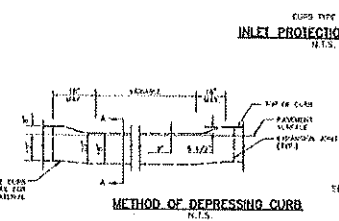
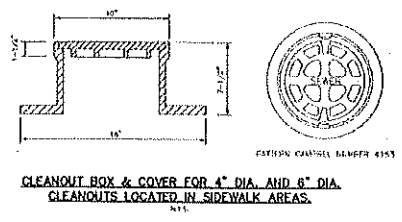
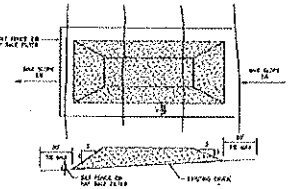
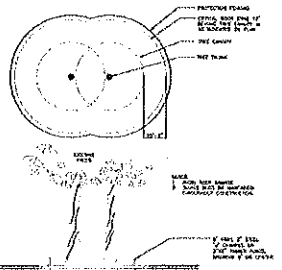
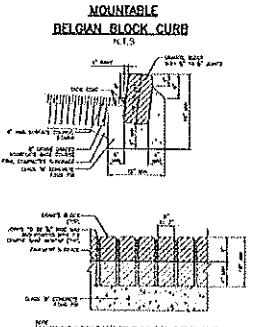
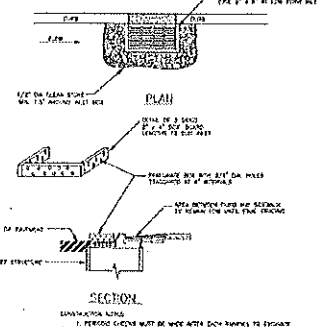
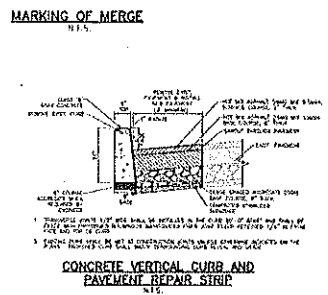
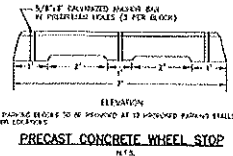
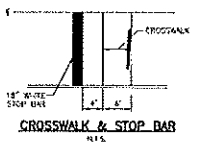
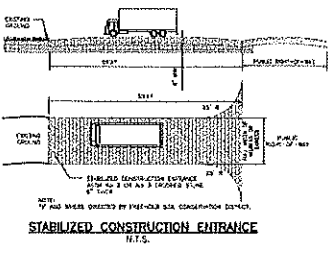
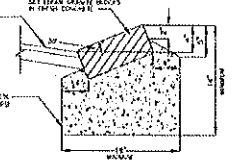
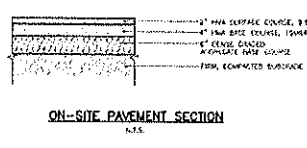
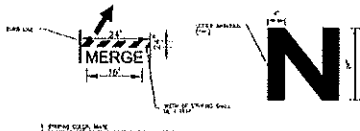
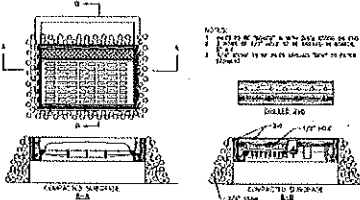
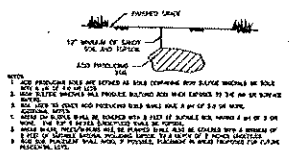


DAVID A. CRANMER, PE
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MONMOUTH REGIONAL OFFICE: 1000 Highway 100, Suite 100, Freehold, NJ 07728
TEL: (908) 392-1000 FAX: (908) 392-1001
www.cranmereng.com

LIGHTING PLAN
TENNETT ROAD WASH & LUBE, LLC
LOT 33, BLOCK 122
TENNENT ROAD, FREEHOLD, NJ 07728

PROJECT NO: 2018-015-125
DESIGNED BY: DAC
CHECKED BY: DAC
SCALE: 1" = 20'
DATE: FEBRUARY 8, 2018
SHEET: 8 of 13



GRAPHIC SCALE
1 INCH = 20 FEET

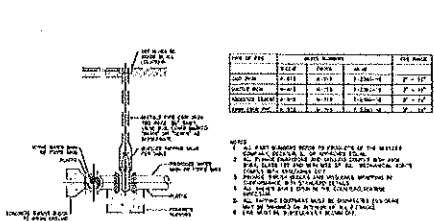
DAVID A. CRANMER, PE
LICENSED PROFESSIONAL ENGINEER
STATE OF NEW JERSEY LICENSE NO. 41928

Cranmer Engineering, P.A.
CONSTRUCTION AND SOIL EROSION & SEDIMENT CONTROL DETAILS
TENNESSEE ROAD WASH & LUBE, LLC
LOT 33, BLOCK 122
TAX MAP SHEET NO. 9

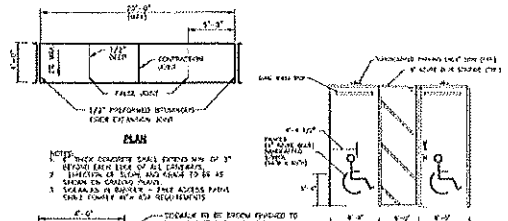
CONSTRUCTION DETAILS AND SOIL EROSION & SEDIMENT CONTROL DETAILS
TENNESSEE ROAD WASH & LUBE, LLC
LOT 33, BLOCK 122
TAX MAP SHEET NO. 9

TOWNSHIP OF WARLEBORO MONMOUTH COUNTY NEW JERSEY

DATE: 2018-01-12
DRAWN BY: JMC
CHECKED BY: JMC
DESIGNED BY: JMC
DATE: FEBRUARY 6, 2020



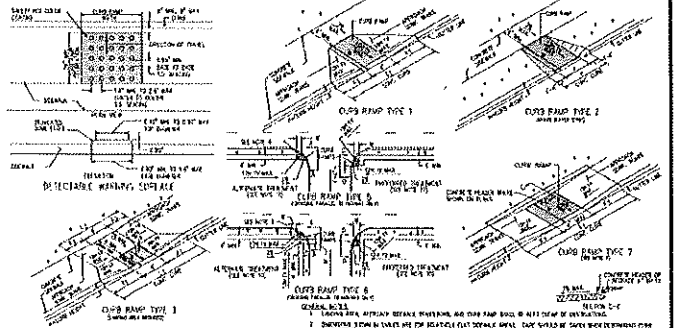
DRY TAP CONNECTION WITH TAPPING SLEEVES, CROSSES & VALVES
N.T.S.



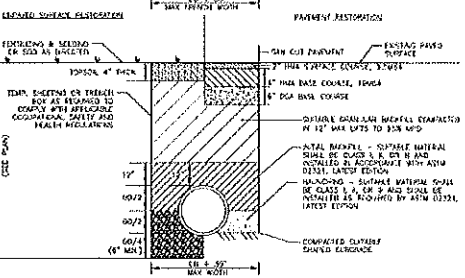
CONCRETE SIDEWALK DETAIL
N.T.S.

BARRIER-FREE PARKING STALL MARKINGS
N.T.S.

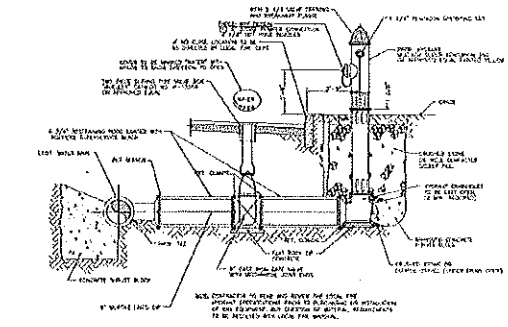
TYPE	DESCRIPTION	WIDTH	LENGTH	SPACING
1
2
3
4
5
6
7



PUBLIC SIDEWALK CURB RAMP DETECTABLE WARNING SURFACE
N.T.S.

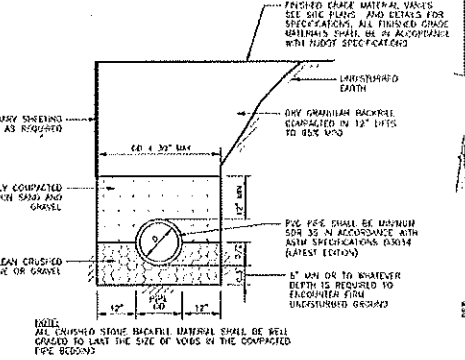


TYPICAL STORM TRENCH
N.T.S.

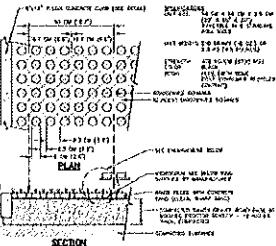


FIRE HYDRANT
N.T.S.

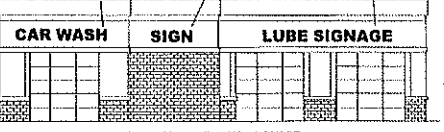
ARROW MARKING DETAILS
N.T.S.



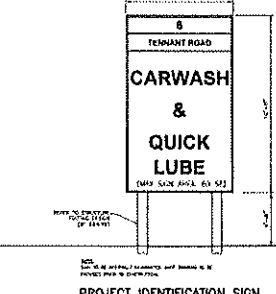
TYPICAL PVC BEDDING
N.T.S.



GRASS PAVEMENT
N.T.S.



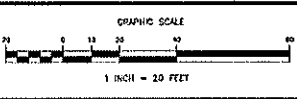
EXTERIOR BUILDING SIGNAGE
N.T.S.



PROJECT IDENTIFICATION SIGN
N.T.S.

CHAIN LINK FENCE TRASH ENCLOSURE
N.T.S.

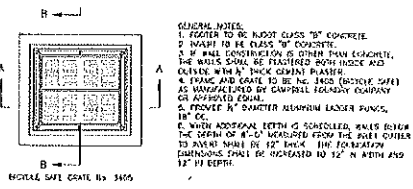
NO.	REVISION	DATE
1	REVISED FOR CLIENT COMMENTS	02/22/2020



DAVID A. CRANMER, PE
LICENSED PROFESSIONAL ENGINEER
STATE OF NEW JERSEY LICENSE NO. 41920

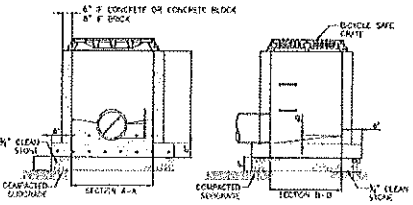
Cranmer Engineering, P.A.
CORPORATE HEADQUARTERS: 4900 ROUTE 100, SUITE 100, MONMOUTH JUNCTION, NJ 08852
TELEPHONE: 732-261-1100
FAX: 732-261-1101
WWW.CRANMERENGINEERING.COM

CONSTRUCTION DETAILS
TENNENT ROAD WASH & LUBE, LLC
LOT 33, BLOCK 122
TAX MAP SHEET 98
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY
PROJECT NO. 2018-016-125
DATE: FEBRUARY 4, 2020

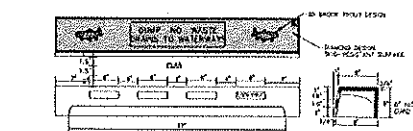


GENERAL NOTES

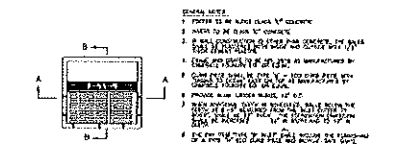
1. FRAME TO BE CAST IN PLACE 10" CONCRETE
2. GRATE TO BE CLASS "C" CONCRETE
3. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE, THE WALLS SHALL BE REINFORCED WITH REBAR AND COVERED WITH 1/2" THICK GYPSUM PLASTER
4. FRAME AND GRATE TO BE IN PLACE (REINFORCED CONCRETE) AS INDICATED BY GENERAL LOCATION PLAN OR APPROVED EQUAL
5. PROVIDE 1/2" DIA. VERTICAL REINFORCING PILING, 18" OC
6. WITH ADDITIONAL DEPTH IS REQUIRED, WALLS SHALL BE 4" THICK FROM THE POLE OTHER TO 12" THICK FROM THE POLE OTHER TO 12" IN WIDTH AND 12" IN DEPTH



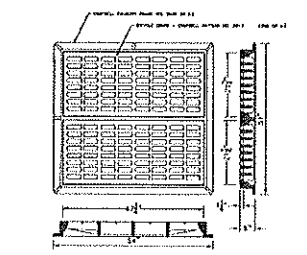
INLET TYPE "E"



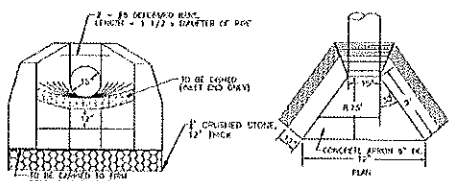
CURB PIECE TYPE "N-ECO" DETAIL



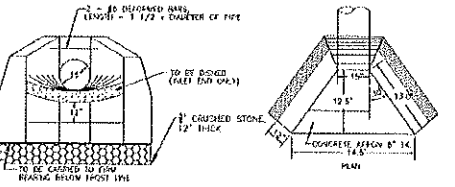
INLET TYPE "B" USING NEW CASTING



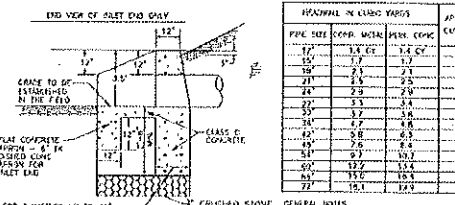
FRAME AND GRATE - TYPE "E" INLET



HEADWALL STRUCTURE B-1



HEADWALL STRUCTURE B-3

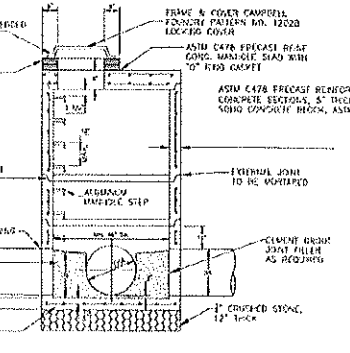


HEADWALL DETAIL

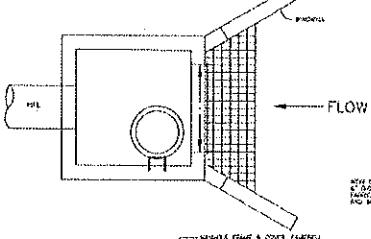
HEADWALL IN CURB (INCHES)	APPROX. % CURB VOL.
12"	0.1
15"	0.2
18"	0.4
21"	0.7
24"	1.1
27"	1.6
30"	2.2
33"	2.9
36"	3.7
39"	4.6
42"	5.6
45"	6.7
48"	7.9
51"	9.3
54"	10.7
57"	12.2
60"	13.7
63"	15.2
66"	16.7

GENERAL NOTES

1. ALL LEGS TO BE QUADRIFIED 1"
2. CONCRETE TO BE CLASS "C", 5000 PSI
3. APPROVED TO BE 1/2" THICK CONC. FLAT AT CURB END, SLOPED AT INLET END
4. EXPOSED SURFACES OF WALL TO BE FINISHED AND FLASHEd
5. TOP ASH PORT. THE CURB SHALL BE SLASHED FOR 0.4



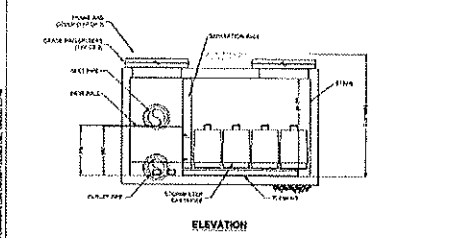
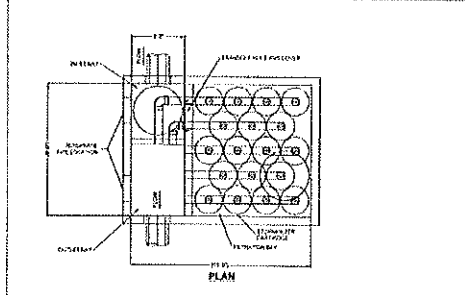
PRECAST CONCRETE STORM MANHOLE



OUTLET CONTROL STRUCTURE (OCS-1)

STRUCTURE	LOCATION	INLET	MANHOLE	OUTLET	INLET DIA.	MANHOLE DIA.	OUTLET DIA.
1	100'	12"	18"	12"	12"	18"	12"

OUTLET CONTROL STRUCTURE (OCS-1)



STORMFILTER DESIGN NOTES

1. THE STORMFILTER SHALL BE DESIGNED TO FILTER ALL SOLIDS AND SUSPENDED MATERIALS FROM THE STORMWATER BEFORE IT ENTERS THE STORM SEWER.
2. THE STORMFILTER SHALL BE DESIGNED TO FILTER ALL SOLIDS AND SUSPENDED MATERIALS FROM THE STORMWATER BEFORE IT ENTERS THE STORM SEWER.
3. THE STORMFILTER SHALL BE DESIGNED TO FILTER ALL SOLIDS AND SUSPENDED MATERIALS FROM THE STORMWATER BEFORE IT ENTERS THE STORM SEWER.

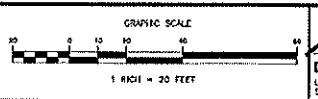
SITE SPECIFIC DATA REQUIREMENTS	
NO. OF STORMFILTERS	1
NO. OF STORMFILTERS PER CELL	1
NO. OF STORMFILTERS PER ROW	1
NO. OF STORMFILTERS PER COLUMN	1
NO. OF STORMFILTERS PER SECTION	1
NO. OF STORMFILTERS PER ROW	1
NO. OF STORMFILTERS PER COLUMN	1
NO. OF STORMFILTERS PER SECTION	1

PERFORMANCE SPECIFICATION

1. THE STORMFILTER SHALL BE DESIGNED TO FILTER ALL SOLIDS AND SUSPENDED MATERIALS FROM THE STORMWATER BEFORE IT ENTERS THE STORM SEWER.
2. THE STORMFILTER SHALL BE DESIGNED TO FILTER ALL SOLIDS AND SUSPENDED MATERIALS FROM THE STORMWATER BEFORE IT ENTERS THE STORM SEWER.
3. THE STORMFILTER SHALL BE DESIGNED TO FILTER ALL SOLIDS AND SUSPENDED MATERIALS FROM THE STORMWATER BEFORE IT ENTERS THE STORM SEWER.

CONTECH
THE STORMWATER MANAGEMENT & STORMFILTER
8' x 11' PEAK DIVERSION STORMFILTER
STANDARD DETAIL

NO.	DATE	DESCRIPTION
1	02/06/2020	ISSUED FOR PERMITS



DAVID A. CRANMER, PE
LICENSED PROFESSIONAL ENGINEER
STATE OF NEW JERSEY LICENSE NO. 41926

CE **Cranmer Engineering, P.A.**
CONCRETE FOUNDATIONS • STRUCTURAL FOUNDATIONS
400 S. 10TH STREET, SUITE 1000
PHILADELPHIA, PA 19106
TEL: 215-381-1000
WWW.CRANMERENGINEERING.COM

CONSTRUCTION DETAILS
TENNENT ROAD WASH & LUBE, LLC
LOT 33, BLOCK 122
TAX MAP SHEET NO. 5
TOWNSHIP OF MARLBORO
MORRISTOWN COUNTY
NEW JERSEY

DATE	BY	NO.
2018-015-125	DAVID A. CRANMER, PE	1
2018-015-125	DAVID A. CRANMER, PE	1
2018-015-125	DAVID A. CRANMER, PE	1
2018-015-125	DAVID A. CRANMER, PE	1
2018-015-125	DAVID A. CRANMER, PE	1

