

PRELIMINARY/FINAL MAJOR SITE PLAN & MAJOR SUBDIVISION

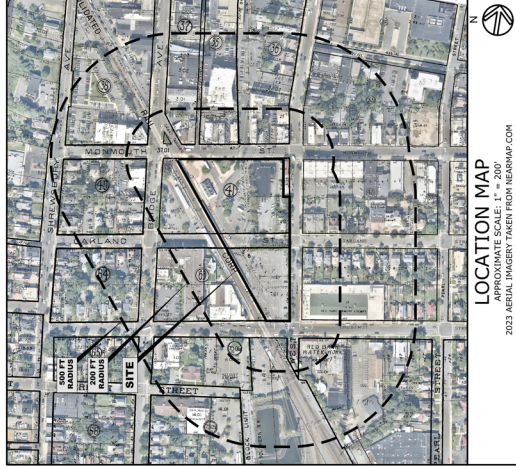
PREPARED FOR:

THE RAIL AT RED BANK NORTH

BLOCK 41, LOTS 2, 3, 4, 5, 6.01, 6.02, & 7; BLOCK 63, LOTS 5, 5.01, 6, 7, & 7.01
MONMOUTH COUNTY, NEW JERSEY
TAX MAP SHEET 6

BLOCK LOT	ADDRESS	BLOCK LOT	ADDRESS	BLOCK LOT	ADDRESS	BLOCK LOT	ADDRESS
15	1500 W. 10TH AVE. S.W.	2127	4	1500 W. 10TH AVE. S.W.	2127	4	1500 W. 10TH AVE. S.W.
16	1500 W. 10TH AVE. S.W.	2128	5	1500 W. 10TH AVE. S.W.	2129	6	1500 W. 10TH AVE. S.W.
17	1500 W. 10TH AVE. S.W.	2130	7	1500 W. 10TH AVE. S.W.	2131	8	1500 W. 10TH AVE. S.W.
18	1500 W. 10TH AVE. S.W.	2132	9	1500 W. 10TH AVE. S.W.	2133	10	1500 W. 10TH AVE. S.W.
19	1500 W. 10TH AVE. S.W.	2134	11	1500 W. 10TH AVE. S.W.	2135	12	1500 W. 10TH AVE. S.W.
20	1500 W. 10TH AVE. S.W.	2136	13	1500 W. 10TH AVE. S.W.	2137	14	1500 W. 10TH AVE. S.W.
21	1500 W. 10TH AVE. S.W.	2138	15	1500 W. 10TH AVE. S.W.	2139	16	1500 W. 10TH AVE. S.W.
22	1500 W. 10TH AVE. S.W.	2140	17	1500 W. 10TH AVE. S.W.	2141	18	1500 W. 10TH AVE. S.W.
23	1500 W. 10TH AVE. S.W.	2142	19	1500 W. 10TH AVE. S.W.	2143	20	1500 W. 10TH AVE. S.W.
24	1500 W. 10TH AVE. S.W.	2144	21	1500 W. 10TH AVE. S.W.	2145	22	1500 W. 10TH AVE. S.W.
25	1500 W. 10TH AVE. S.W.	2146	23	1500 W. 10TH AVE. S.W.	2147	24	1500 W. 10TH AVE. S.W.
26	1500 W. 10TH AVE. S.W.	2148	25	1500 W. 10TH AVE. S.W.	2149	26	1500 W. 10TH AVE. S.W.
27	1500 W. 10TH AVE. S.W.	2150	27	1500 W. 10TH AVE. S.W.	2151	28	1500 W. 10TH AVE. S.W.
28	1500 W. 10TH AVE. S.W.	2152	29	1500 W. 10TH AVE. S.W.	2153	30	1500 W. 10TH AVE. S.W.
29	1500 W. 10TH AVE. S.W.	2154	31	1500 W. 10TH AVE. S.W.	2155	32	1500 W. 10TH AVE. S.W.
30	1500 W. 10TH AVE. S.W.	2156	33	1500 W. 10TH AVE. S.W.	2157	34	1500 W. 10TH AVE. S.W.
31	1500 W. 10TH AVE. S.W.	2158	35	1500 W. 10TH AVE. S.W.	2159	36	1500 W. 10TH AVE. S.W.
32	1500 W. 10TH AVE. S.W.	2160	37	1500 W. 10TH AVE. S.W.	2161	38	1500 W. 10TH AVE. S.W.
33	1500 W. 10TH AVE. S.W.	2162	39	1500 W. 10TH AVE. S.W.	2163	40	1500 W. 10TH AVE. S.W.
34	1500 W. 10TH AVE. S.W.	2164	41	1500 W. 10TH AVE. S.W.	2165	42	1500 W. 10TH AVE. S.W.
35	1500 W. 10TH AVE. S.W.	2166	43	1500 W. 10TH AVE. S.W.	2167	44	1500 W. 10TH AVE. S.W.
36	1500 W. 10TH AVE. S.W.	2168	45	1500 W. 10TH AVE. S.W.	2169	46	1500 W. 10TH AVE. S.W.
37	1500 W. 10TH AVE. S.W.	2170	47	1500 W. 10TH AVE. S.W.	2171	48	1500 W. 10TH AVE. S.W.
38	1500 W. 10TH AVE. S.W.	2172	49	1500 W. 10TH AVE. S.W.	2173	50	1500 W. 10TH AVE. S.W.
39	1500 W. 10TH AVE. S.W.	2174	51	1500 W. 10TH AVE. S.W.	2175	52	1500 W. 10TH AVE. S.W.
40	1500 W. 10TH AVE. S.W.	2176	53	1500 W. 10TH AVE. S.W.	2177	54	1500 W. 10TH AVE. S.W.
41	1500 W. 10TH AVE. S.W.	2178	55	1500 W. 10TH AVE. S.W.	2179	56	1500 W. 10TH AVE. S.W.
42	1500 W. 10TH AVE. S.W.	2180	57	1500 W. 10TH AVE. S.W.	2181	58	1500 W. 10TH AVE. S.W.
43	1500 W. 10TH AVE. S.W.	2182	59	1500 W. 10TH AVE. S.W.	2183	60	1500 W. 10TH AVE. S.W.
44	1500 W. 10TH AVE. S.W.	2184	61	1500 W. 10TH AVE. S.W.	2185	62	1500 W. 10TH AVE. S.W.
45	1500 W. 10TH AVE. S.W.	2186	63	1500 W. 10TH AVE. S.W.	2187	64	1500 W. 10TH AVE. S.W.
46	1500 W. 10TH AVE. S.W.	2188	65	1500 W. 10TH AVE. S.W.	2189	66	1500 W. 10TH AVE. S.W.
47	1500 W. 10TH AVE. S.W.	2190	67	1500 W. 10TH AVE. S.W.	2191	68	1500 W. 10TH AVE. S.W.
48	1500 W. 10TH AVE. S.W.	2192	69	1500 W. 10TH AVE. S.W.	2193	70	1500 W. 10TH AVE. S.W.
49	1500 W. 10TH AVE. S.W.	2194	71	1500 W. 10TH AVE. S.W.	2195	72	1500 W. 10TH AVE. S.W.
50	1500 W. 10TH AVE. S.W.	2196	73	1500 W. 10TH AVE. S.W.	2197	74	1500 W. 10TH AVE. S.W.
51	1500 W. 10TH AVE. S.W.	2198	75	1500 W. 10TH AVE. S.W.	2199	76	1500 W. 10TH AVE. S.W.
52	1500 W. 10TH AVE. S.W.	2200	77	1500 W. 10TH AVE. S.W.	2201	78	1500 W. 10TH AVE. S.W.
53	1500 W. 10TH AVE. S.W.	2202	79	1500 W. 10TH AVE. S.W.	2203	80	1500 W. 10TH AVE. S.W.
54	1500 W. 10TH AVE. S.W.	2204	81	1500 W. 10TH AVE. S.W.	2205	82	1500 W. 10TH AVE. S.W.
55	1500 W. 10TH AVE. S.W.	2206	83	1500 W. 10TH AVE. S.W.	2207	84	1500 W. 10TH AVE. S.W.
56	1500 W. 10TH AVE. S.W.	2208	85	1500 W. 10TH AVE. S.W.	2209	86	1500 W. 10TH AVE. S.W.
57	1500 W. 10TH AVE. S.W.	2210	87	1500 W. 10TH AVE. S.W.	2211	88	1500 W. 10TH AVE. S.W.
58	1500 W. 10TH AVE. S.W.	2212	89	1500 W. 10TH AVE. S.W.	2213	90	1500 W. 10TH AVE. S.W.
59	1500 W. 10TH AVE. S.W.	2214	91	1500 W. 10TH AVE. S.W.	2215	92	1500 W. 10TH AVE. S.W.
60	1500 W. 10TH AVE. S.W.	2216	93	1500 W. 10TH AVE. S.W.	2217	94	1500 W. 10TH AVE. S.W.
61	1500 W. 10TH AVE. S.W.	2218	95	1500 W. 10TH AVE. S.W.	2219	96	1500 W. 10TH AVE. S.W.
62	1500 W. 10TH AVE. S.W.	2220	97	1500 W. 10TH AVE. S.W.	2221	98	1500 W. 10TH AVE. S.W.
63	1500 W. 10TH AVE. S.W.	2222	99	1500 W. 10TH AVE. S.W.	2223	100	1500 W. 10TH AVE. S.W.
64	1500 W. 10TH AVE. S.W.	2224	101	1500 W. 10TH AVE. S.W.	2225	102	1500 W. 10TH AVE. S.W.
65	1500 W. 10TH AVE. S.W.	2226	103	1500 W. 10TH AVE. S.W.	2227	104	1500 W. 10TH AVE. S.W.
66	1500 W. 10TH AVE. S.W.	2228	105	1500 W. 10TH AVE. S.W.	2229	106	1500 W. 10TH AVE. S.W.
67	1500 W. 10TH AVE. S.W.	2230	107	1500 W. 10TH AVE. S.W.	2231	108	1500 W. 10TH AVE. S.W.
68	1500 W. 10TH AVE. S.W.	2232	109	1500 W. 10TH AVE. S.W.	2233	110	1500 W. 10TH AVE. S.W.
69	1500 W. 10TH AVE. S.W.	2234	111	1500 W. 10TH AVE. S.W.	2235	112	1500 W. 10TH AVE. S.W.
70	1500 W. 10TH AVE. S.W.	2236	113	1500 W. 10TH AVE. S.W.	2237	114	1500 W. 10TH AVE. S.W.
71	1500 W. 10TH AVE. S.W.	2238	115	1500 W. 10TH AVE. S.W.	2239	116	1500 W. 10TH AVE. S.W.
72	1500 W. 10TH AVE. S.W.	2240	117	1500 W. 10TH AVE. S.W.	2241	118	1500 W. 10TH AVE. S.W.
73	1500 W. 10TH AVE. S.W.	2242	119	1500 W. 10TH AVE. S.W.	2243	120	1500 W. 10TH AVE. S.W.
74	1500 W. 10TH AVE. S.W.	2244	121	1500 W. 10TH AVE. S.W.	2245	122	1500 W. 10TH AVE. S.W.
75	1500 W. 10TH AVE. S.W.	2246	123	1500 W. 10TH AVE. S.W.	2247	124	1500 W. 10TH AVE. S.W.
76	1500 W. 10TH AVE. S.W.	2248	125	1500 W. 10TH AVE. S.W.	2249	126	1500 W. 10TH AVE. S.W.
77	1500 W. 10TH AVE. S.W.	2250	127	1500 W. 10TH AVE. S.W.	2251	128	1500 W. 10TH AVE. S.W.
78	1500 W. 10TH AVE. S.W.	2252	129	1500 W. 10TH AVE. S.W.	2253	130	1500 W. 10TH AVE. S.W.
79	1500 W. 10TH AVE. S.W.	2254	131	1500 W. 10TH AVE. S.W.	2255	132	1500 W. 10TH AVE. S.W.
80	1500 W. 10TH AVE. S.W.	2256	133	1500 W. 10TH AVE. S.W.	2257	134	1500 W. 10TH AVE. S.W.
81	1500 W. 10TH AVE. S.W.	2258	135	1500 W. 10TH AVE. S.W.	2259	136	1500 W. 10TH AVE. S.W.
82	1500 W. 10TH AVE. S.W.	2260	137	1500 W. 10TH AVE. S.W.	2261	138	1500 W. 10TH AVE. S.W.
83	1500 W. 10TH AVE. S.W.	2262	139	1500 W. 10TH AVE. S.W.	2263	140	1500 W. 10TH AVE. S.W.
84	1500 W. 10TH AVE. S.W.	2264	141	1500 W. 10TH AVE. S.W.	2265	142	1500 W. 10TH AVE. S.W.
85	1500 W. 10TH AVE. S.W.	2266	143	1500 W. 10TH AVE. S.W.	2267	144	1500 W. 10TH AVE. S.W.
86	1500 W. 10TH AVE. S.W.	2268	145	1500 W. 10TH AVE. S.W.	2269	146	1500 W. 10TH AVE. S.W.
87	1500 W. 10TH AVE. S.W.	2270	147	1500 W. 10TH AVE. S.W.	2271	148	1500 W. 10TH AVE. S.W.
88	1500 W. 10TH AVE. S.W.	2272	149	1500 W. 10TH AVE. S.W.	2273	150	1500 W. 10TH AVE. S.W.
89	1500 W. 10TH AVE. S.W.	2274	151	1500 W. 10TH AVE. S.W.	2275	152	1500 W. 10TH AVE. S.W.
90	1500 W. 10TH AVE. S.W.	2276	153	1500 W. 10TH AVE. S.W.	2277	154	1500 W. 10TH AVE. S.W.
91	1500 W. 10TH AVE. S.W.	2278	155	1500 W. 10TH AVE. S.W.	2279	156	1500 W. 10TH AVE. S.W.
92	1500 W. 10TH AVE. S.W.	2280	157	1500 W. 10TH AVE. S.W.	2281	158	1500 W. 10TH AVE. S.W.
93	1500 W. 10TH AVE. S.W.	2282	159	1500 W. 10TH AVE. S.W.	2283	160	1500 W. 10TH AVE. S.W.
94	1500 W. 10TH AVE. S.W.	2284	161	1500 W. 10TH AVE. S.W.	2285	162	1500 W. 10TH AVE. S.W.
95	1500 W. 10TH AVE. S.W.	2286	163	1500 W. 10TH AVE. S.W.	2287	164	1500 W. 10TH AVE. S.W.
96	1500 W. 10TH AVE. S.W.	2288	165	1500 W. 10TH AVE. S.W.	2289	166	1500 W. 10TH AVE. S.W.
97	1500 W. 10TH AVE. S.W.	2290	167	1500 W. 10TH AVE. S.W.	2291	168	1500 W. 10TH AVE. S.W.
98	1500 W. 10TH AVE. S.W.	2292	169	1500 W. 10TH AVE. S.W.	2293	170	1500 W. 10TH AVE. S.W.
99	1500 W. 10TH AVE. S.W.	2294	171	1500 W. 10TH AVE. S.W.	2295	172	1500 W. 10TH AVE. S.W.
100	1500 W. 10TH AVE. S.W.	2296	173	1500 W. 10TH AVE. S.W.	2297	174	1500 W. 10TH AVE. S.W.
101	1500 W. 10TH AVE. S.W.	2298	175	1500 W. 10TH AVE. S.W.	2299	176	1500 W. 10TH AVE. S.W.
102	1500 W. 10TH AVE. S.W.	2300	177	1500 W. 10TH AVE. S.W.	2301	178	1500 W. 10TH AVE. S.W.
103	1500 W. 10TH AVE. S.W.	2302	179	1500 W. 10TH AVE. S.W.	2303	180	1500 W. 10TH AVE. S.W.
104	1500 W. 10TH AVE. S.W.	2304	181	1500 W. 10TH AVE. S.W.	2305	182	1500 W. 10TH AVE. S.W.
105	1500 W. 10TH AVE. S.W.	2306	183	1500 W. 10TH AVE. S.W.	2307	184	1500 W. 10TH AVE. S.W.
106	1500 W. 10TH AVE. S.W.	2308	185	1500 W. 10TH AVE. S.W.	2309	186	1500 W. 10TH AVE. S.W.
107	1500 W. 10TH AVE. S.W.	2310	187	1500 W. 10TH AVE. S.W.	2311	188	1500 W. 10TH AVE. S.W.
108	1500 W. 10TH AVE. S.W.	2312	189	1500 W. 10TH AVE. S.W.	2313	190	1500 W. 10TH AVE. S.W.
109	1500 W. 10TH AVE. S.W.	2314	191	1500 W. 10TH AVE. S.W.	2315	192	1500 W. 10TH AVE. S.W.
110	1500 W. 10TH AVE. S.W.	2316	193	1500 W. 10TH AVE. S.W.	2317	194	1500 W. 10TH AVE. S.W.
111	1500 W. 10TH AVE. S.W.	2318	195	1500 W. 10TH AVE. S.W.	2319	196	1500 W. 10TH AVE. S.W.
112	1500 W. 10TH AVE. S.W.	2320	197	1500 W. 10TH AVE. S.W.	2321	198	1500 W. 10TH AVE. S.W.
113	1500 W. 10TH AVE. S.W.	2322	199	1500 W. 10TH AVE. S.W.	2323	200	1500 W. 10TH AVE. S.W.
114	1500 W. 10TH AVE. S.W.	2324	201	1500 W. 10TH AVE. S.W.	2325	202	1500 W. 10TH AVE. S.W.
115	1500 W. 10TH AVE. S.W.	2326	203	1500 W. 10TH AVE. S.W.	2327	204	1500 W. 10TH AVE. S.W.
116	1500 W. 10TH AVE. S.W.	2328	205	1500 W. 10TH AVE. S.W.	2329	206	1500 W. 10TH AVE. S.W.
117	1500 W. 10TH AVE. S.W.	2330	207	1500 W. 10TH AVE. S.W.	2331	208	1500 W. 10TH AVE. S.W.
118	1500 W. 10TH AVE. S.W.	2332	209	1500 W. 10TH AVE. S.W.	2333	210	1500 W. 10TH AVE. S.W.
119	1500 W. 10TH AVE. S.W.	2334	211	1500 W. 10TH AVE. S.W.	2335	212	1500 W. 10TH AVE. S.W.
120	1500 W. 10TH AVE. S.W.	2336	213	1500 W. 10TH AVE. S.W.	2337	214	1500 W. 10TH AVE. S.W.
121	1500 W. 10TH AVE. S.W.	2338	215	1500 W. 10TH AVE. S.W.	2339	216	1500 W. 10TH AVE. S.W.
122	1500 W. 10TH AVE. S.W.	2340	217	1500 W. 10TH AVE. S.W.	2341	218	1500 W. 10TH AVE. S.W.
123	1500 W. 10TH AVE. S.W.	2342	219	1500 W. 10TH AVE. S.W.	2343	220	1500 W. 10TH AVE. S.W.
124	1500 W. 10TH AVE. S.W.	2344	221	1500 W. 10TH AVE. S.W.	2345	222	1500 W. 10TH AVE. S.W.
125	1500 W. 10TH AVE. S.W.	2346	223	1500 W. 10TH AVE. S.W.	2347	224	1500 W. 10TH AVE. S.W.
126	1500 W. 10TH AVE. S.W.	2348	225	1500 W. 10TH AVE. S.W.	2349	226	1500 W. 10TH AVE. S.W.
127	1500 W. 10TH AVE. S.W.	2350	227	1500 W. 10TH AVE. S.W.	2351	228	1500 W. 10TH AVE. S.W.
128	1500 W. 10TH AVE. S.W.	2352	229	1500 W. 10TH AVE. S.W.	2353	230	1500 W. 10TH AVE. S.W.
129	1500 W. 10TH AVE. S.W.	2354	231	1500 W. 10TH AVE. S.W.	2355	232	1500 W. 10TH AVE. S.W.
130	1500 W. 10TH AVE. S.W.	2356	233	1500 W. 10TH AVE. S.W.	2357	234	1500 W. 10TH AVE. S.W.
131	1500 W. 10TH AVE. S.W.	2358	235	1500 W. 10TH AVE. S.W.	2359	236	1500 W. 10TH AVE. S.W.
132	1500 W. 10TH AVE. S.W.	2360	237	1500 W. 10TH AVE. S.W.	2361	238	1500 W. 10TH AVE. S.W.
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TITLE SHEET	FILE	NO.	PLAN DATE
SUBDIVISION LAYOUT PLAN	SUB-1	1 OF 15	04/06/02
EXISTING CONDITIONS & DEMOLITION PLAN	EX-1	2 OF 15	04/06/02
PROPOSED CONSTRUCTION PLAN	PR-1	3 OF 15	04/06/02
SITE LAYOUT PLAN 1	SP-1	4 OF 15	04/06/02
SITE LAYOUT PLAN 2	SP-2	5 OF 15	04/06/02
GRAVING & STORMWATER PLAN 1	GS-1	6 OF 15	04/06/02
GRAVING & STORMWATER PLAN 2	GS-2	7 OF 15	04/06/02
UTILITY PLAN 1	UT-1	8 OF 15	04/06/02
UTILITY PLAN 2	UT-2	9 OF 15	04/06/02
SOIL EROSION & SEDIMENT CONTROL PLAN 1	SE-1	10 OF 15	04/06/02
SOIL EROSION & SEDIMENT CONTROL PLAN 2	SE-2	11 OF 15	04/06/02
SOIL EROSION & SEDIMENT CONTROL NOTES	SE-3	12 OF 15	04/06/02
CONSTRUCTION DETAILS	CD-1	13 OF 15	04/06/02
CONSTRUCTION DETAILS	CD-2	14 OF 15	04/06/02
CONSTRUCTION DETAILS	CD-3	15 OF 15	04/06/02



PROJECT ARCHITECT:
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zoning summary RAA, AT, RES-BANK, NORTH	RESID AREA 102,400 (315 AC)	PERCENTAGE 100.00 (315 AC)
MINIMUM LOT AREA	80%	78.8%
MINIMUM FRONT YARD COVERAGE	5 TOES	5.1 TOES
MINIMUM SIDE YARD COVERAGE	6 FT	6.0 FT
MINIMUM REAR YARD COVERAGE	10 FT	10.0 FT
MINIMUM BUILDING HEIGHT	15 FT	15.0 FT
MINIMUM BUILDING SETBACKS	10 FT	10.0 FT
MINIMUM FRONT SETBACK	15 FT	15.0 FT
MINIMUM SIDE SETBACK	8 FT	8.0 FT
MINIMUM REAR SETBACK	10 FT	10.0 FT
MINIMUM BALCONY/CANTILEVER	5 FT	4.4 FT
MINIMUM REAR SETBACK, FRONT	50 AC	48.7 AC
MINIMUM NON-RESIDENTIAL FRONT YARD RATIO	20 TOES	19.1 TOES
MINIMUM NON-RESIDENTIAL FRONT AREA RATIO	0.20	0.09

NOTE: SEE SCHEDULES FOR "BASIC" TRAILER FOR BALANCE OF MATERIALS

GENERAL NOTES:	
1. PROPERTY BENEATH BLOCKS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 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2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245,	

PRELIMINARY/FINAL MAJOR SITE PLAN & MAJOR SUBDIVISION THE RAIL AT RED BANK NORTH BLOCK 41, LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830,
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OWNER'S CERTIFICATION:
I AM THE OWNER OF THE SUBJECT PROPERTY AND CONSENT TO THE
FILING OF THIS SITE PLAN APPLICATION AS WELL AS THE IMPROVEMENTS
SHOWN HEREON.

OWNER

CERTIFICATION:
APPROVED AS A PRELIMINARY FINAL MAJOR SITE PLAN & MAJOR SUBDIVISION BY THE
BOROUGH OF RED BANK PLANNING BOARD ON _____, _____, _____
ATTEST: _____ BOROUGH ENGINEER
_____ SECRETARY _____ DATE _____

CERTIFICATION:
APPROVED AS A PRELIMINARY FINAL MAJOR SITE PLAN & MAJOR SUBDIVISION BY THE
BOROUGH OF RED BANK PLANNING BOARD ON _____

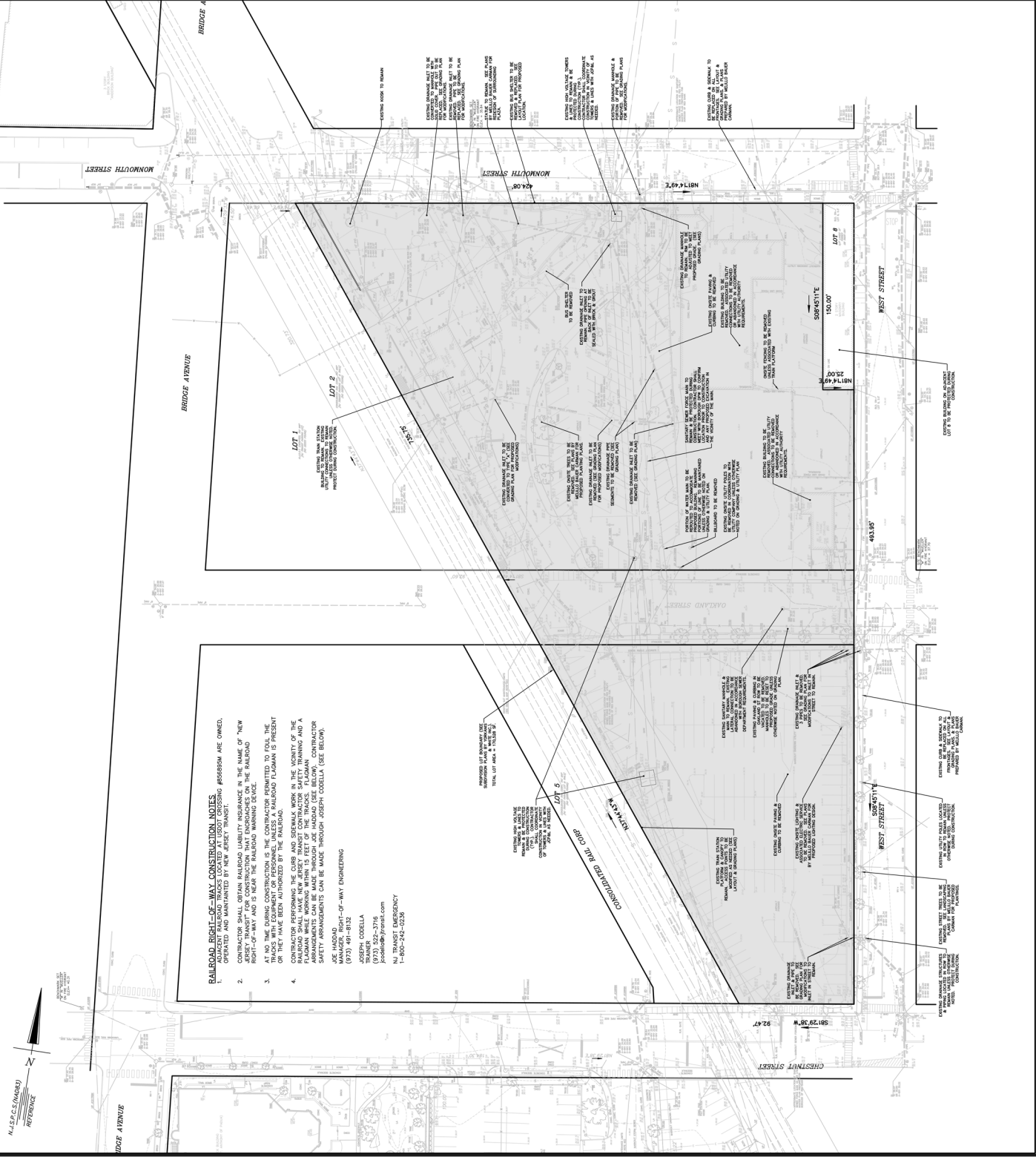
ATTEST: _____ CHAIRPERSON _____ DATE _____
_____ SECRETARY _____

M.J.S.P.C.S. (MAJOR)
REFERENCE



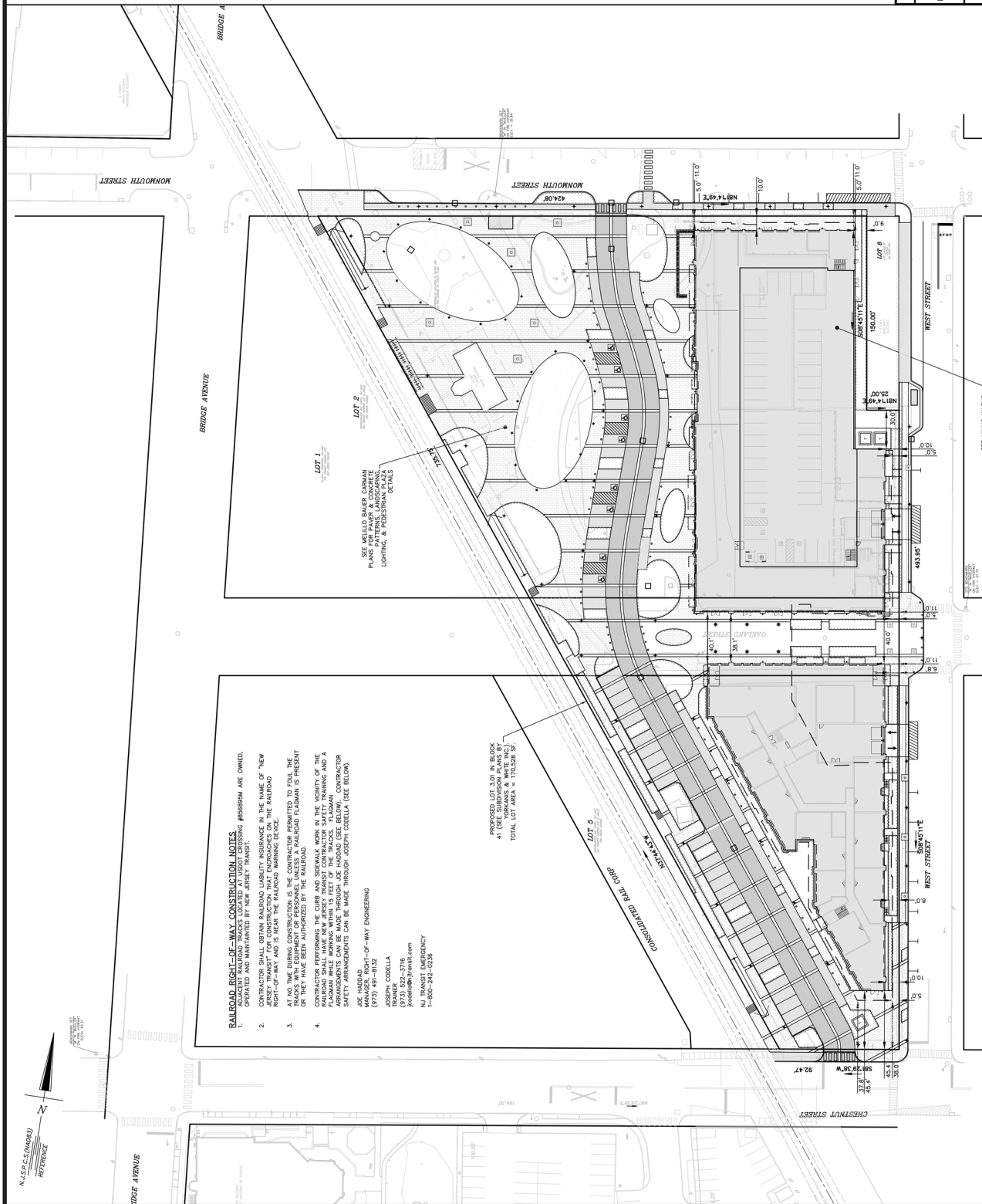
- GENERAL CONSTRUCTION NOTES**
1. ALL WORK TO CONFORM WITH THE LATEST EDITION OF THE FOLLOWING:
A. MONMOUTH COUNTY DESIGN STANDARDS
B. MONMOUTH COUNTY ZONING ORDINANCES
C. CURRENT MANUFACTURER'S INFORMATION, STANDARDS AND REQUIREMENTS
D. CURRENT MANUFACTURER'S INFORMATION, STANDARDS AND REQUIREMENTS
E. STANDARDS AND REQUIREMENTS
F. STANDARDS AND REQUIREMENTS
G. STANDARDS AND REQUIREMENTS
H. STANDARDS AND REQUIREMENTS
I. STANDARDS AND REQUIREMENTS
J. STANDARDS AND REQUIREMENTS
K. STANDARDS AND REQUIREMENTS
L. STANDARDS AND REQUIREMENTS
M. STANDARDS AND REQUIREMENTS
N. STANDARDS AND REQUIREMENTS
O. STANDARDS AND REQUIREMENTS
P. STANDARDS AND REQUIREMENTS
Q. STANDARDS AND REQUIREMENTS
R. STANDARDS AND REQUIREMENTS
S. STANDARDS AND REQUIREMENTS
T. STANDARDS AND REQUIREMENTS
U. STANDARDS AND REQUIREMENTS
V. STANDARDS AND REQUIREMENTS
W. STANDARDS AND REQUIREMENTS
X. STANDARDS AND REQUIREMENTS
Y. STANDARDS AND REQUIREMENTS
Z. STANDARDS AND REQUIREMENTS
 2. ALL BARRIER FREE CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST FREE SUBCODE, AND ADA REGULATIONS, WHERE NECESSARY.
 3. CONTRACTOR IS RESPONSIBLE FOR ALL WORKER SAFETY, TRAINING, AND IMPROVEMENTS SHOWN ON THIS PLAN.
 4. THE CONTRACTOR IS DESIGNATED AS RESPONSIBLE PARTY DURING CONSTRUCTION OF IMPROVEMENTS SHOWN ON THIS PLAN.
 5. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND APPROVALS FOR ALL IMPROVEMENTS SHOWN ON THIS PLAN.
 6. ALL DISTURBED AREAS ON SITE TO BE STABILIZED IN ACCORDANCE WITH THE LATEST EDITION OF THE FREDERICK SOIL CONSERVATION DISTRICT STANDARDS.
 7. ALL AREAS NOT COVERED BY IMPROVEMENTS SHALL BE SEEDED OR MULCHED TO PREVENT EROSION.
 8. ALL ROOF DRAIN LEADERS TO BE CONNECTED TO DRAINAGE SYSTEM.
 9. THE NEW JERSEY ONE CALL SYSTEM SHALL BE CONTACTED PRIOR TO EXCAVATION ON-SITE OR WITHIN R.O.W. (800) 272-1000.
 10. ALL UTILITY CONNECTIONS ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL PROVIDE THE MOST APPROPRIATE LOCATION FOR UTILITY CONNECTIONS AND/OR RELOCATIONS. ALL UTILITIES, INCLUDING WELLS, SHALL BE INSTALLED UNDERGROUND.
 11. ALL UTILITIES SHALL BE PROTECTED AND NOT GUARANTEED TO BE ACCURATE. ALL UTILITIES SHALL BE PROTECTED AND NOT GUARANTEED TO BE ACCURATE. ALL UTILITIES SHALL BE PROTECTED AND NOT GUARANTEED TO BE ACCURATE.
 12. ALL TRAFFIC SIGNS AND STRIPING SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 13. ALL IMPROVEMENTS SHALL BE MAINTAINED AND MAINTAINED IN ACCORDANCE WITH MUTCD PART 1.
 14. DURING R.O.W. WORK, TRAFFIC TO BE PROTECTED AND MAINTAINED IN ACCORDANCE WITH MUTCD PART 1.
 15. ALL IMPROVEMENTS SHALL BE MAINTAINED AND MAINTAINED IN ACCORDANCE WITH MUTCD PART 1.
 16. ALL IMPROVEMENTS SHALL BE MAINTAINED AND MAINTAINED IN ACCORDANCE WITH MUTCD PART 1.
 17. CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IF FIELD CONDITIONS VARY FROM THAT WHICH IS SHOWN HEREON IMMEDIATELY UPON DISCOVERY (NO LATER THAN 48 HOURS PRIOR TO THE NEXT MEETING).
 18. THE PLAN SET HAS BEEN PREPARED FOR CONSTRUCTION UNITS MARKED FOR CONSTRUCTION. THIS PLAN SET IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 19. SURVEY INFORMATION SHOWN HEREON TAKEN FROM "BOUNDARY & TOPOGRAPHICAL SURVEY OF BLOCK 41, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 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804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 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1999, 2000, 2001, 2002, 2003, 2004, 2005, 200

M.J.P.C.S. (MAJOR)
REFERENCE



GENERAL CONSTRUCTION NOTES

- ALL WORK TO CONFORM WITH THE LATEST EDITION OF THE FOLLOWING:
MONMOUTH COUNTY DESIGN STANDARDS
CURRENT MANUFACTURER'S INFORMATION, STANDARDS AND REQUIREMENTS
STANDARDS, AND REQUIREMENTS
STANDARDS, AND REQUIREMENTS
- ALL BARRIER FREE CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST
FREE SUBCODE, AND ADA REGULATIONS, WHERE NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR ALL WORKER SAFETY, TRAINING, AND
IMPROVEMENTS SHOWN ON THIS PLAN.
- THE CONTRACTOR IS DESIGNATED AS RESPONSIBLE PARTY DURING CONSTRUCTION OF
IMPROVEMENTS SHOWN ON THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND APPROVALS FOR
ADEQUATE SAFETY TRAINING, EQUIPMENT, AND OVERSIGHT.
- ALL DISTURBED AREAS ON SITE TO BE STABILIZED IN ACCORDANCE WITH THE
LATEST EDITION OF THE FRESHKILL SOIL CONSERVATION DISTRICT STANDARDS.
- ALL AREAS NOT COVERED BY IMPROVED SURFACE SHALL BE SEEDED OR
GRASSED TO PREVENT EROSION AND TO MAINTAIN ADEQUATE PERMEABILITY.
- ALL ROOF DRAIN LEADERS TO BE CONNECTED TO DRAINAGE SYSTEM.
- THE NEW JERSEY ONE CALL SYSTEM SHALL BE CONTACTED PRIOR TO EXCAVATION
ON-SITE OR WITHIN R.O.M. (800) 272-1000.
- ALL UTILITY CONNECTIONS ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL
PROVIDE THE MOST APPROPRIATE LOCATION FOR UTILITY CONNECTIONS AND/OR
RELOCATIONS. ALL UTILITIES, INCLUDING WELLS, SHALL BE INSTALLED UNDERGROUND.
FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR
CONDITIONS AND UTILITIES PRIOR TO STARTING WORK.
- ALL TRAFFIC SIGNS AND STRIPING SHALL CONFORM WITH THE MANUAL ON UNIFORM
TRAFFIC CONTROL DEVICES (MUTCD).
- DURING P.O.W. WORK, TRAFFIC TO BE PROTECTED AND MAINTAINED IN ACCORDANCE
WITH MUTCD PART VI.
- CONTRACTOR SHALL MAINTAIN EXISTING PARKING DESIGNATIONS FOR ALL PAVEMENT
REPAIR TO EXISTING DRIVEWAYS AND/OR PARKING AREAS.
- CONCRETE SHALL BE NOT CLAS 30' UNLESS OTHERWISE STATED HEREON OR
WITHIN THE CONSTRUCTION DETAILS.
- ALL IMPROVEMENTS SHOWN HEREON ARE TO BE REMOVED SHALL BE DISPOSED OF IN
CONFORMANCE WITH THE LATEST EDITION OF THE FRESHKILL SOIL CONSERVATION
DISTRICT STANDARDS.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IF FIELD CONDITIONS
VARY FROM THAT WHICH IS SHOWN HEREON IMMEDIATELY UPON DISCOVERY (NO
LATER THAN 48 HOURS). THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED OF ANY
VARIATION FROM THE PLAN SET HAS BEEN OBTAINED FOR MATERIAL AND ASSESS APPROVALS. THIS
PLAN NOT TO BE UTILIZED FOR CONSTRUCTION UNLESS MARKED FOR CONSTRUCTION.
- SURVEY INFORMATION SHOWN HEREON TAKEN FROM "BOUNDARY & TOPOGRAPHICAL
SURVEY OF THE RAILROAD TRACKS AND ADJACENT AREAS, MONMOUTH COUNTY, NEW JERSEY,
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GENERAL CONSTRUCTION NOTES

- [illegible]

RAILROAD RIGHT-OF-WAY CONSTRUCTION NOTES

1. ADJACENT RAILROAD TRACKS LOCATED AT USDOT CROSSING #06085859 ARE OWNED, OPERATED AND MAINTAINED BY NEW JERSEY TRANSIT.
2. CONTRACTOR SHALL OBTAIN RAILROAD LIABILITY INSURANCE IN THE NAME OF "NEW JERSEY TRANSIT" FOR THE DURATION OF THE PROJECT. THE RAILROAD RIGHT-OF-WAY AND IS NEAR THE RAILROAD WARNING DEANCE.
3. AT THE TIME OF CONSTRUCTION IS THE CONTRACTOR PERMITTED TO FOIL THE TRACKS WITH EQUIPMENT OR PERSONNEL, UNLESS A RAILROAD FLAGMAN IS PRESENT OR THEY HAVE BEEN AUTHORIZED BY THE RAILROAD.
4. THE CONTRACTOR SHALL HAVE A SECOND TRANSIT CONTRACTOR SAFETY TRAINING AND A FLAGMAN SHALL BE WORKING WITHIN 15 FEET OF THE TRACKS. FLAGMAN CONTRACTOR SAFETY AMBULANCE CAN BE MADE THROUGH JOSLY COSELLA (SEE BELOW).

JOE HADDAD
MANAGER, RIGHT-OF-WAY ENGINEERING
(973) 491-8132

JOSEPH CODELLA
TRAINER
(973) 522-3716
jcode11a@transit.com

NJ TRANSIT EMERGENCY
1-800-242-0236

PROPOSED LOT 3.01 IN BLOCK
41 (SEE SUBDIVISION PLANS BY
YORKANIS & WHITE INC.).
TOTAL LOT AREA = 170,528 SF.

13. COORDINATED WITH NJ TRANSIT PRIOR TO START OF WORK.
14. SEE PLANS PREPARED BY NELLO BAUER, CARMAN FOR PROPOSED LIGHTING, LANDSCAPING, & PAVES & CONCRETE PATTERNS FOR PARKING STALLS, ACCESS AISLES, & PEDESTRIAN AREAS.
15. SEE PLANS PREPARED BY MINO WASKO FOR PROPOSED DESIGN OF PROPOSED BUILDING AND ASSOCIATED LANDINGS, RAMPS, & STAIRS.
16. SEE MAJOR SUBDIVISION PLAN PREPARED BY YORKANS & WHITE FOR PROPOSED SUBDIVISION SURVEILLANCE.

LEGEND	
EXISTING	PROPOSED
CONTOUR	CONTOUR
LOT LINE	LOT LINE
CURING	CURING
SEP. CONC. CURB	SEP. CONC. CURB
FENCE	FENCE
STRUCTURE	STRUCTURE
CONC. SIDEWALK	CONC. SIDEWALK
SEWER MANHOLE	SEWER MANHOLE
DRAINAGE MANHOLE	DRAINAGE MANHOLE
DRAINAGE INLET	DRAINAGE INLET
STORMWATER SNIFFER	STORMWATER SNIFFER
STORMWATER CLEANOUT	STORMWATER CLEANOUT
WATER	WATER
WATER VALVE	WATER VALVE
GAS	GAS
SPOT ELEVATION	SPOT ELEVATION
LIGHTS	LIGHTS

GRAPHIC SCALE

(IN FEET)

PRELIMINARY/FINAL MAJOR SITE PLAN & MAJOR SUBDIVISION

THE RAIL AT RED BANK NORTH
BLOCK 41, LOTS 2, 3, 4, 5, 6.01, 6.02, & 7; BLOCK 63, LOTS 5, 5.01, 6, 7, & 7.01
TAX MAP SHEET 6. BOROUGH OF RED BANK, MONMOUTH COUNTY, NJ

KCE
OVERALL LAYOUT
PLAN
4 OF 15

TOA 24C28C69310
Meddy Consulting Engineers, LLC
 211 Maple Avenue
 Red Bank, New Jersey 07701
 732-212-9360 TEL • 732-212-9360 FAX
 FILENAME: 04-1
 DRAWN BY: NC
 DATE: 04/06/26

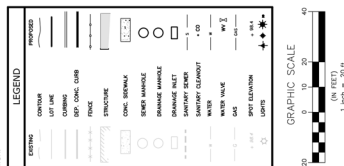
JAMES A. KENNEDY, P.E.
KEY PROFESSIONAL ENGINEER NO. 41275

Digitally signed by
James Kennedy
Date: 2026.04.06
'21:45:49 -04'00

DIGITAL SIGNATURE VALID FOR PLO ONLY

GENERAL CONSTRUCTION NOTES

- [illegible]



PRELIMINARY/FINAL MAJOR SITE PLAN & MAJOR SUBDIVISION

THE RAIL AT RED BANK NORTH

BLOCK 41, LOTS 2, 3, 4, 5, 6, 0.1, 6.02, & 7; BLOCK 63, LOTS 5, 5.01, 6, 7, & 7.01

TAX MAP SHEET 6, BOROUGH OF RED BANK, MONMOUTH COUNTY, NJ



KCE
Cody Consulting Engineers, LLC
231 Maple Avenue
CO 80504

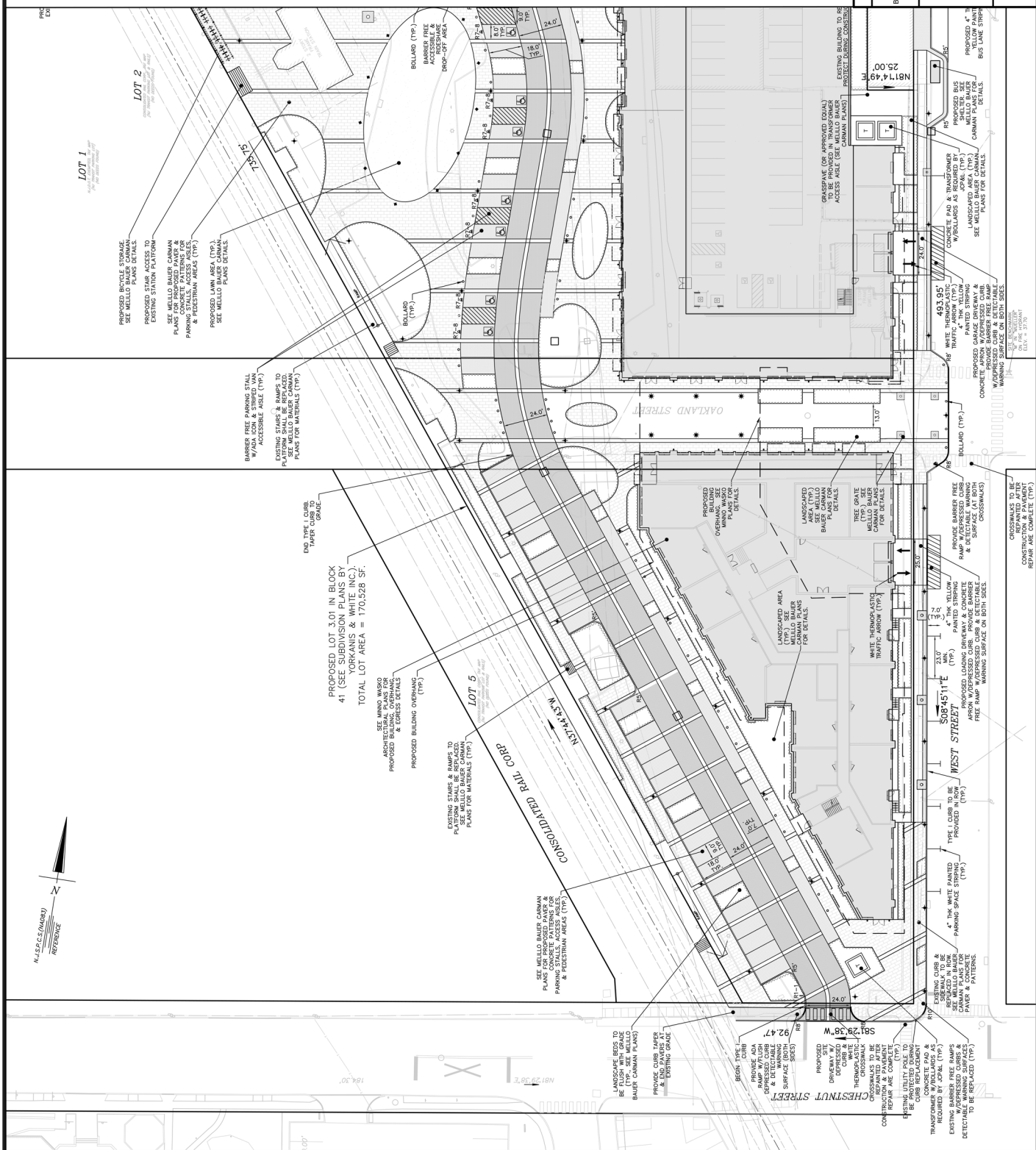
Red Bank, New Jersey 07701
732-212-9393 TEL / 732-212-9399 FAX

JAMES A. KENNEDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER NO. 41272

DATE: 04/06/26

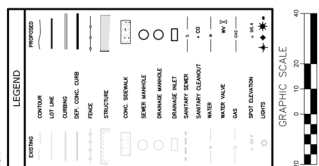
Digitally signed by
James Kennedy
Date: 2026.04.06
"13:43:27 -04'00"

DIGITAL SIGNATURE VALID FOR ONLY



ALL WORK TO CONFORM WITH THE LATEST EDITION OF THE FOLLOWING:
 NADOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 MONMOUTH COUNTY DESIGN STANDARDS
 MUNICIPAL DESIGN STANDARDS
 CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
 CURRENT, PREVAILING UTILITY COMPANY OR AUTHORITY SPECIFICATIONS,
 STANDARDS, AND REQUIREMENTS

- [illegible]



PRELIMINARY/FINAL MAJOR SITE PLAN & MAJOR SUBDIVISION

THE RAIL AT RED BANK NORTH

LOCK 41, LOTS 2, 3, 4, 5, 6.01, 6.02, & 7; BLOCK 63, LOTS 5, 5.01, 6, 7, & 7.01

TAX MAP SHEET 6, BOROUGH OF RED BANK, MONMOUTH COUNTY, NJ

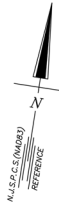
KCE
CONSTRUCTION

Kennedy Consulting Engineers, LLC
 214.224.8515

SITE LAYOUT PLAN 2	6 OF 15	FILENAME: 39-2
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732-212-0300, TEL. • 732-212-0309 FAX	 JAMES A. KENNEDY, P.E. NEW JERSEY PROFESSIONAL ENGINEER NO. 412775 DATE: 04/06/75 Digitally signed by James Kennedy Date: 2026.04.06 '21-28-41 -04'00 DIGITAL SIGNATURE VALID FOR ONLY 
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[illegible]

LEGEND	
EXISTING	PROPOSED
CONTOUR	CONC. SIDEWALK
LOT LINE	SEWER MANHOLE
CURING	DRAINAGE MANHOLE
SEP. CONC. CURB	DRAINAGE INLET
FENCE	SMART SERIES
STRUCTURE	SMART CLEANOUT
	WATER
	WATER VALVE
	GAS
	SPOT ELEVATION
	LIGHTS

GRAPHIC SCALE



THE RAIL AT RED BANK NORTH

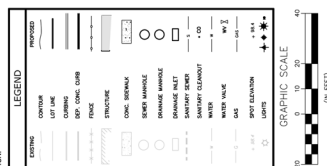


COA 24CA28049780
Kennedy Consulting Engineers, LLC

DATE: 04/06/26
Digitally signed by
James Kennedy
Date: 2026.04.06
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GENERAL CONSTRUCTION NOTES

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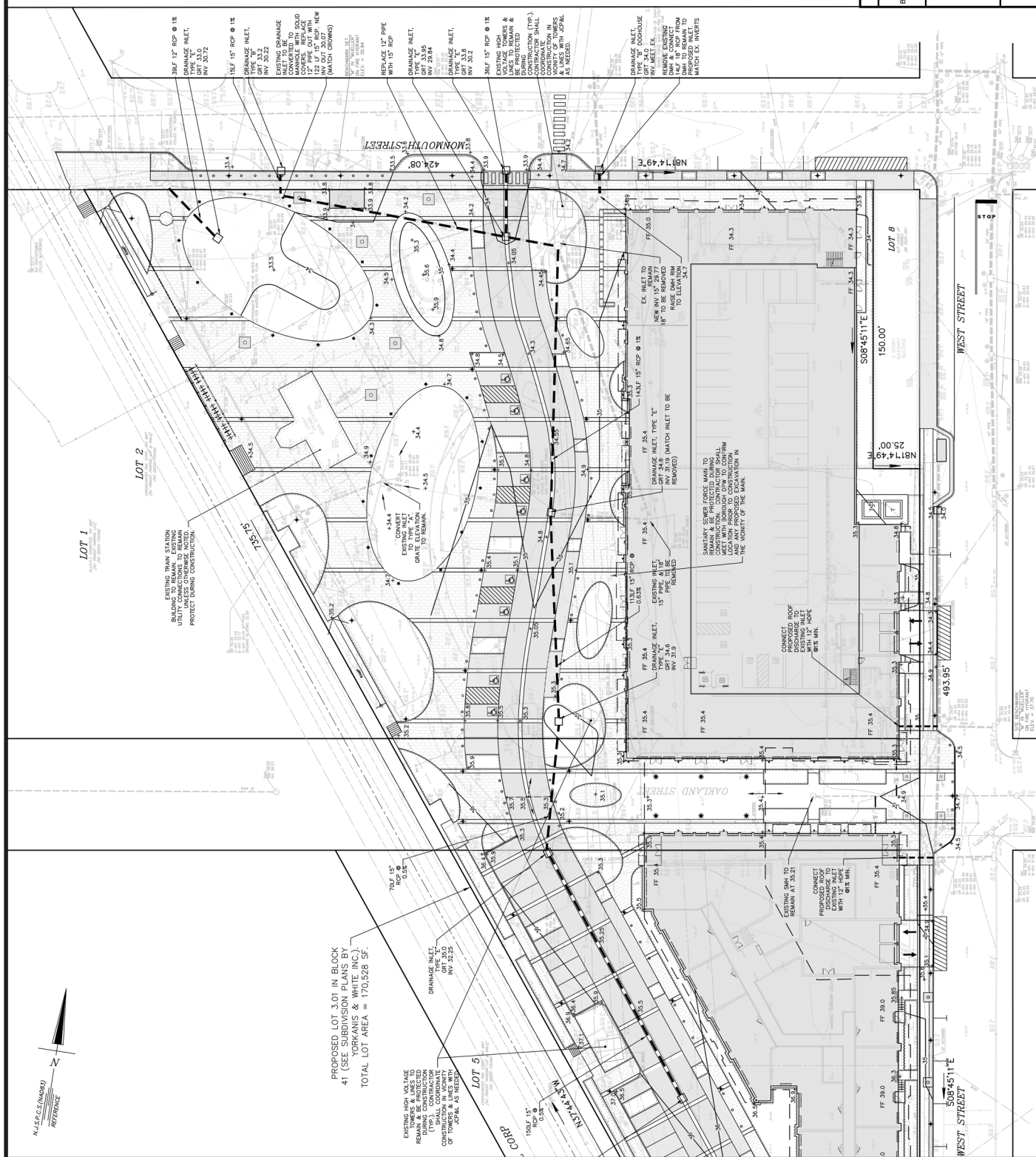
PRELIMINARY/FINAL MAJOR SITE PLAN & MAJOR SUBDIVISION

THE RAIL AT RED BANK NORTH

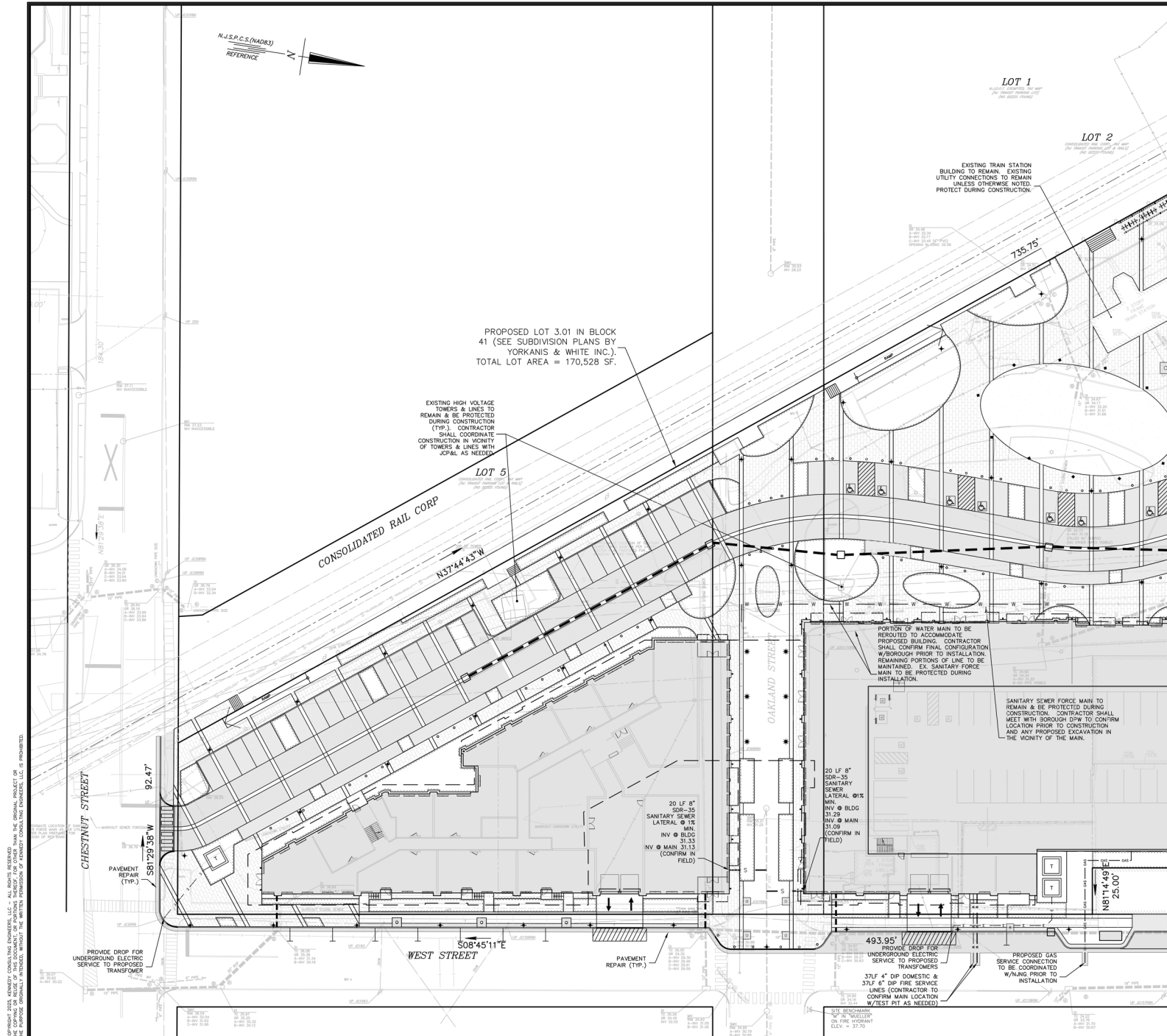
BLOCK 41, LOTS 2, 3, 4, 5, 6, 0.1, 6.02, & 7; BLOCK 63, LOTS 5, 5.01, 6, 7, & 7.01;
TAX MAP SHEET 6, ROBOUGH OF RED BANK, MONMOUTH COUNTY, NJ


KCE
 634.242.0228/634.6145

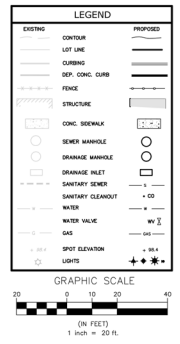
Kennedy Consulting Engineers, LLC 211 Maple Avenue Rockville, MD 20850 Tel: 301.232.2599 FAX: 301.232.2599 FAX	DRAWN BY: 00-2 FILENAME: 9-2 DATE: 04/06/06
	Digitally signed by James Kennedy Date: 2026.04.06 21:51:53 -04'00'



PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF KENNEDY CONSULTING ENGINEERS, LLC, IS PROHIBITED.



- ### GENERAL CONSTRUCTION NOTES
- ALL WORK TO CONFORM WITH THE LATEST EDITION OF THE FOLLOWING:
NJDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
MONMOUTH COUNTY DESIGN STANDARDS
MUNICIPAL DESIGN STANDARDS
CURRENT MANUFACTURERS SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
CURRENT, PREVAILING UTILITY COMPANY OR AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
 - ALL BARRIER FREE CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NJ UNIFORM CONSTRUCTION CODE, SUBCHAPTERS 7, BARRIER FREE SUBCODE, AND ADA REGULATIONS, WHERE NECESSARY.
 - CONTRACTOR IS RESPONSIBLE FOR ALL WORKER SAFETY, TRAINING, AND SAFETY DEVICE USAGE FOR AND DURING THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.
 - THE CONTRACTOR IS DESIGNATED AS RESPONSIBLE PARTY DURING CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREIN. AS SUCH, CONTRACTOR WILL PROVIDE ADEQUATE SAFETY TRAINING, EQUIPMENT, AND OVERSIGHT.
 - CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND APPROVALS FOR CONSTRUCTION OF THE SHOWN SITE IMPROVEMENTS.
 - ALL DISTURBED AREAS ON SITE TO BE STABILIZED IN ACCORDANCE WITH THE LATEST EDITION OF THE FREDHOLD SOIL CONSERVATION DISTRICT STANDARDS.
 - ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE SHALL BE SEEDED OR OTHERWISE STABILIZED IN ACCORDANCE WITH SOIL EROSION CONTROL SPECIFICATIONS.
 - ALL ROOF DRAIN LEADERS TO BE CONNECTED TO DRAINAGE SYSTEM.
 - THE NEW JERSEY ONE CALL SYSTEM SHALL BE CONTACTED PRIOR TO EXCAVATION ON-SITE OR WITHIN R.O.W. (800) 272-1000.
 - ALL UTILITY CONNECTIONS ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH EACH UTILITY COMPANY AND ARCHITECT TO PROVIDE THE MOST APPROPRIATE LOCATION FOR UTILITY CONNECTIONS AND/OR RELOCATIONS. ALL UTILITIES, INCLUDING WIRES, SHALL BE INSTALLED UNDERGROUND.
 - EXISTING SITE AND UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. CONTRACTOR SHALL VERIFY THE LOCATION AND EXISTENCE OF SITE CONDITIONS AND UTILITIES PRIOR TO STARTING WORK.
 - ALL TRAFFIC SIGNS AND STRIPING SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ANY DAMAGE TO EXISTING STRUCTURES AS A RESULT OF THIS DEVELOPMENT SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR.
 - DURING R.O.W. WORK, TRAFFIC TO BE PROTECTED AND MAINTAINED IN ACCORDANCE WITH MUTCD PART VI.
 - CONTRACTOR TO MATCH EXISTING PAVEMENT SPECIFICATIONS FOR ALL PAVEMENT REPAIR TO EXISTING ROADWAYS AND/OR PARKING AREAS.
 - CONCRETE SHALL BE NJDOT CLASS "B" UNLESS OTHERWISE STATED HEREON OR WITHIN THE CONSTRUCTION DETAILS.
 - ALL IMPROVEMENTS SHOWN HEREON "TO BE REMOVED" SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL ORDINANCES & REGULATIONS.
 - CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IF FIELD CONDITIONS VARY FROM THAT WHICH IS SHOWN HEREON IMMEDIATELY UPON DISCOVERY (NO LATER THAN 24 HOURS OF DISCOVERY).
 - THIS PLAN SET HAS BEEN PREPARED FOR MUNICIPAL AND AGENCY APPROVALS. THIS PLAN SET NOT TO BE UTILIZED FOR CONSTRUCTION UNTIL MARKED "FOR CONSTRUCTION".
 - SURVEY INFORMATION SHOWN HEREON TAKEN FROM "BOUNDARY & TOPOGRAPHICAL MAP FOR NJ TRANSIT PARKING LOTS ALSO KNOWN AS LOTS 3 & 4 IN BLOCK 41, LOTS 6, 7 & 7.01 IN BLOCK 63 AND LOTS 7 & 8.01 IN BLOCK 75.00, BOROUGH OF RED BANK, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY JOHN T. LUTS, PLS 0343220 OF YORKANIS & WHITE, INC. ON JULY 7, 2021, LAST REVISED ON NOVEMBER 11, 2025, AND CERTIFIED TO DENZAR AT MAYO, LLC.
 - RESIDENTIAL & COMMERCIAL TRASH SHALL BE COLLECTED FROM AND MAINTAINED INSIDE THE BUILDING.
 - BUILDING & GARAGE SHALL BE FULLY SPRINKLERED.
 - DEMOLITION AND CONSTRUCTION IN THE VICINITY OF THE RAILROAD TRACKS SHALL BE COORDINATED WITH NJ TRANSIT PRIOR TO START OF WORK.
 - SEE PLANS PREPARED BY MELLO BAUER CARMAN FOR PROPOSED LIGHTING, LANDSCAPING, & PAVEMENT & CONCRETE PATTERNS FOR PARKING STALLS, ACCESS AISLES, & PEDESTRIAN AREAS.
 - SEE PLANS PREPARED BY MINO WASKO FOR PROPOSED DESIGN OF PROPOSED BUILDING AND ASSOCIATED LANDINGS, RAMPS, & STAIRS.
 - SEE MAJOR SUBDIVISION PLAN PREPARED BY YORKANIS & WHITE FOR PROPOSED SUBDIVISION INFORMATION.



PRELIMINARY/FINAL MAJOR SITE PLAN & MAJOR SUBDIVISION

THE RAIL AT RED BANK NORTH
BLOCK 41, LOTS 2, 3, 4, 5, 6.01, 6.02, & 7; BLOCK 63, LOTS 5, 6.01, 6, 7, & 7.01
TAX MAP SHEET 6, BOROUGH OF RED BANK, MONMOUTH COUNTY, NJ

KCE
Kennedy Consulting Engineers, LLC
211 Aspen Avenue
Red Bank, New Jersey 07701
732-212-3030 FAX

JAMES A. KENNEDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER NO. 41275

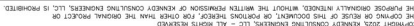
UTILITY PLAN 1
9 OF 15

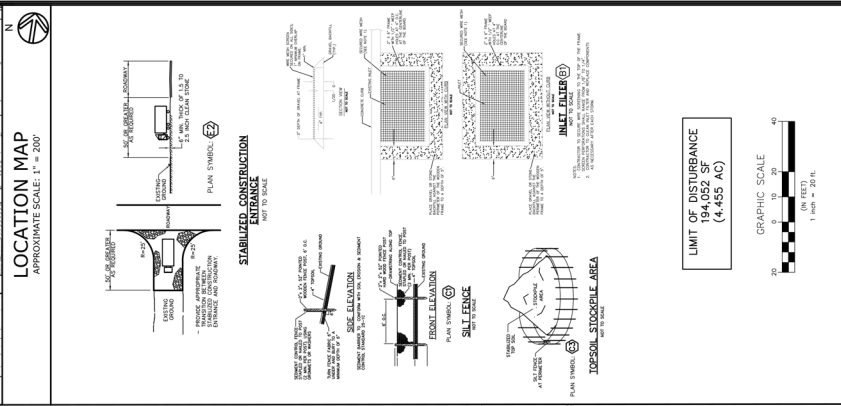
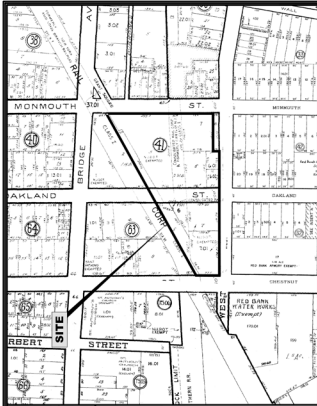
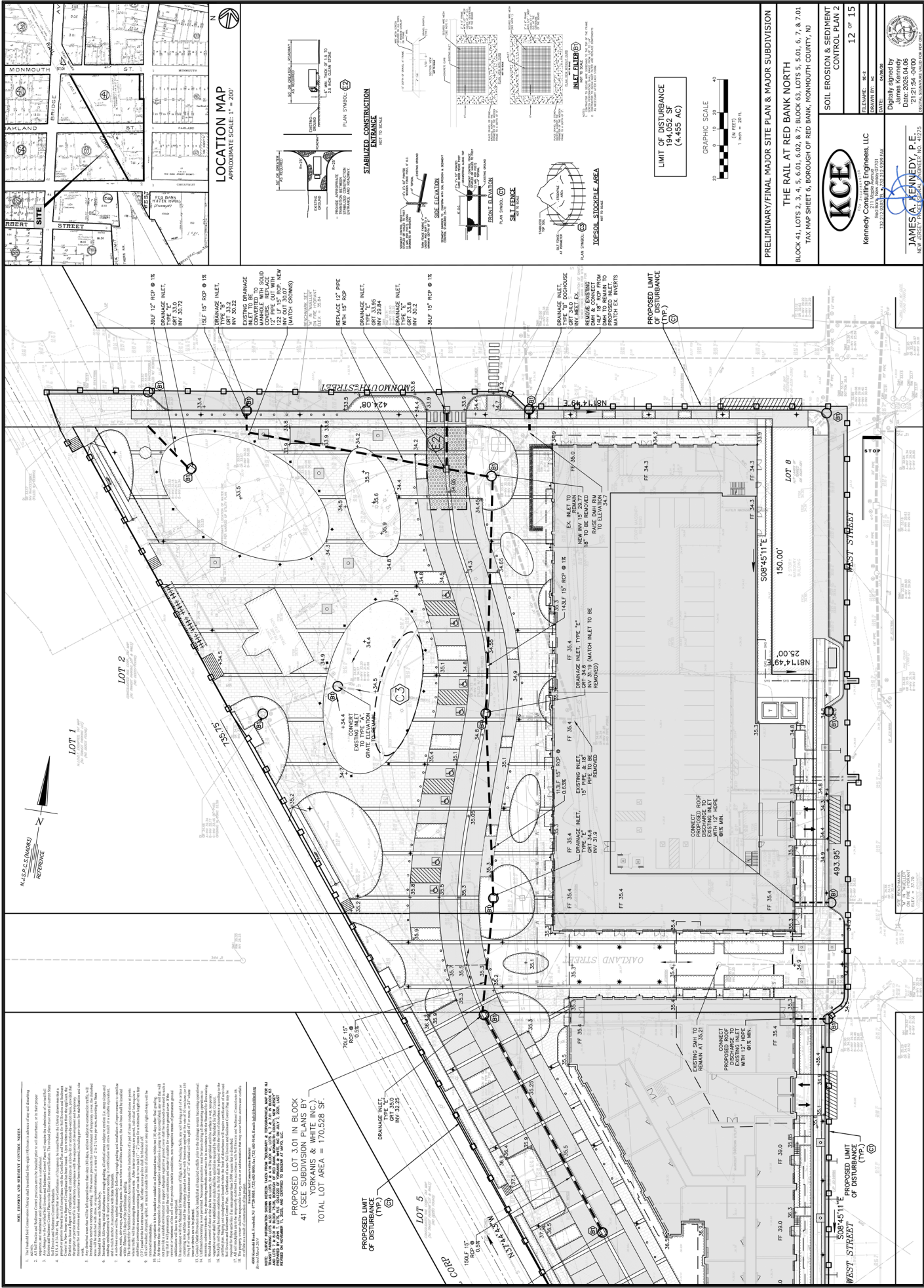
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DRAWN BY: JAC
DATE: 04/06/26

Digitally signed by James Kennedy
Date: 2026.04.06 15:25:18
+0400

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PRELIMINARY/FINAL MAJOR SITE PLAN & MAJOR SUBDIVISION
THE RAIL AT RED BANK NORTH
BLOCK 41, LOTS 2, 3, 4, 5, 6, 01, 6, 02 & 7; BLOCK 63, LOTS 5, 6, 01, 6, 7, & 7, 01
TAX MAP SHEET 6, BOROUGH OF RED BANK, MONMOUTH COUNTY, NJ
SOIL EROSION & SEDIMENT CONTROL PLAN 2
12 OF 15
KCE Kennedy Consulting Engineers, LLC 333 WEST 17TH STREET, SUITE 200 NEW JERSEY, NJ 07102-3000 TEL: 201.525.4000 FAX: 201.525.4000
Digitally signed by James Kennedy DN: cn=James Kennedy, o=KCE, ou=KCE, email=jkennedy@kce.com, c=US
JAMES A. KENNEDY, P.E. NEW JERSEY PROFESSIONAL ENGINEERING NO. 47229

NOTES:

1. The proposed lot construction shall be subject to the following conditions of use and drainage.
2. The proposed lot construction shall be subject to the following conditions of use and drainage.
3. The proposed lot construction shall be subject to the following conditions of use and drainage.
4. The proposed lot construction shall be subject to the following conditions of use and drainage.
5. The proposed lot construction shall be subject to the following conditions of use and drainage.
6. The proposed lot construction shall be subject to the following conditions of use and drainage.
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12. The proposed lot construction shall be subject to the following conditions of use and drainage.
13. The proposed lot construction shall be subject to the following conditions of use and drainage.
14. The proposed lot construction shall be subject to the following conditions of use and drainage.
15. The proposed lot construction shall be subject to the following conditions of use and drainage.
16. The proposed lot construction shall be subject to the following conditions of use and drainage.
17. The proposed lot construction shall be subject to the following conditions of use and drainage.
18. The proposed lot construction shall be subject to the following conditions of use and drainage.
19. The proposed lot construction shall be subject to the following conditions of use and drainage.
20. The proposed lot construction shall be subject to the following conditions of use and drainage.

PROPOSED LOT 3.01 IN BLOCK 41 (SEE SUBDIVISION PLANS BY YORKANIS & WHITE INC.)

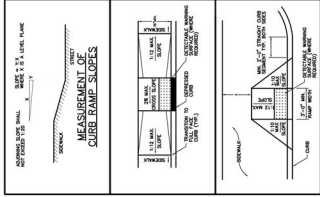
TOTAL LOT AREA = 170,528 SF.

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MEASUREMENT OF CURB RAMP SLOPES

1. ALL RAMP SLOPES SHALL BE MEASURED TO THE TOP OF THE CURB.

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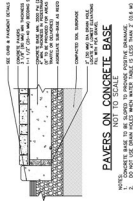
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DETECTABLE SURFACE WARNING

1. ALL RAMP SLOPES SHALL BE MEASURED TO THE TOP OF THE CURB.

2. ALL RAMP SLOPES SHALL BE MEASURED TO THE TOP OF THE CURB.

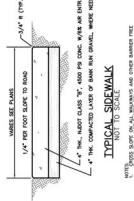
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BARrier FREE CURB RAMP

1. ALL RAMP SLOPES SHALL BE MEASURED TO THE TOP OF THE CURB.

2. ALL RAMP SLOPES SHALL BE MEASURED TO THE TOP OF THE CURB.

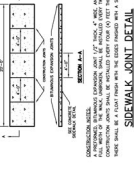
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TYPICAL SIDEWALK

1. ALL RAMP SLOPES SHALL BE MEASURED TO THE TOP OF THE CURB.

2. ALL RAMP SLOPES SHALL BE MEASURED TO THE TOP OF THE CURB.

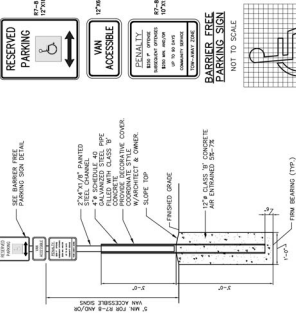
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Barrier Free Parking Sign Mounting Detail

1. ALL RAMP SLOPES SHALL BE MEASURED TO THE TOP OF THE CURB.

2. ALL RAMP SLOPES SHALL BE MEASURED TO THE TOP OF THE CURB.

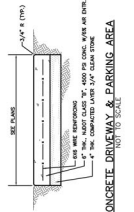
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CONCRETE DRIVEWAY & PARKING AREA

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2. ALL RAMP SLOPES SHALL BE MEASURED TO THE TOP OF THE CURB.

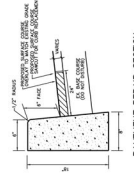
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PAVEMENT REPAIR SECTION

1. ALL RAMP SLOPES SHALL BE MEASURED TO THE TOP OF THE CURB.

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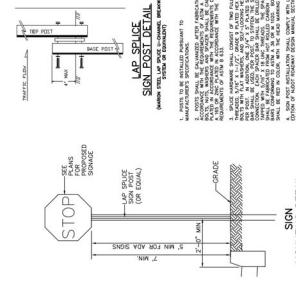
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Sign Post Detail

1. ALL RAMP SLOPES SHALL BE MEASURED TO THE TOP OF THE CURB.

2. ALL RAMP SLOPES SHALL BE MEASURED TO THE TOP OF THE CURB.

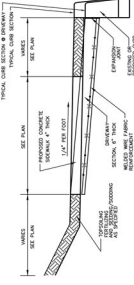
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CONCRETE SIDEWALK AND DRIVEWAY APRON

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2. ALL RAMP SLOPES SHALL BE MEASURED TO THE TOP OF THE CURB.

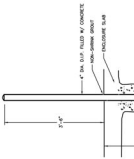
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PIPE BOLLARD

1. ALL RAMP SLOPES SHALL BE MEASURED TO THE TOP OF THE CURB.

2. ALL RAMP SLOPES SHALL BE MEASURED TO THE TOP OF THE CURB.

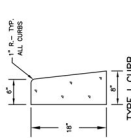
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TYPE L CURB

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2. ALL RAMP SLOPES SHALL BE MEASURED TO THE TOP OF THE CURB.

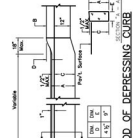
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METHOD OF DEPRESSING CURB

1. ALL RAMP SLOPES SHALL BE MEASURED TO THE TOP OF THE CURB.

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PRELIMINARY/FINAL MAJOR SITE PLAN & MAJOR SUBDIVISION

THE RAIL AT RED BANK NORTH

TAX MAP SHEET 6, BOROUGH OF RED BANK, MONMOUTH COUNTY, NJ

CONSTRUCTION DETAILS 1

14 OF 15

KCE

Kennedy Consulting Engineers, LLC

332 S. 1ST AVE. SUITE 200

PHILADELPHIA, PA 19106

DATE: 04/02/20

JAMES A. KENNEDY, P.E.

NEW JERSEY PROFESSIONAL ENGINEER NO. 41279

REGISTERED PROFESSIONAL ENGINEER

STATE OF NEW JERSEY

