

LOCK 9 - LOTS 10.01 + 11.01    TOTAL LOT AREA: 10.76 AC

- RETAIL BUILDING COVERAGE IS +/- 15% OF RETAIL SITE AREA.
- RETAIL IMPERVIOUS COVERAGE IS +/- 65% OF RETAIL SITE AREA.

3-STORY STACKED—  
FLAT BUILDING WITH  
GARAGE BELOW  
(TYP.)  
(BLDGs. 1 + 4)

3/4-STORY—  
STACKED  
FLAT BUILDING  
WITH WALK-  
OUT LEVEL  
(TYP.)  
(BLDGS. 2 + 5: 3-STORY  
FRONT, 4-STORY WALK-  
OUT REAR)



**BRANCBURG, NEW JERSEY**  
**DATE:** 02.28.2017 **SCALE:** 1" = 40' \_\_\_\_

US HIGHWAY ROUTE 22

## VILLAGE COMMERCIAL DEVELOPMENT

• GRADING SHOWN IS CONCEPTUAL AND SHALL BE REFINED AT TIME OF SITE PLAN SUBMISSION.

- RETAINING WALLS IN EXCESS OF 6 FT. HT. AND WITHIN 10 FT. OF A PROPERTY LINE SHALL BE SUBJECT TO PLANNING BOARD APPROVAL AT THAT TIME.

- ROADWAY GRADES SHALL NOT EXCEED 12% (PER RSIS).

• GRADE AT PARKING AREAS SHALL NOT EXCEED 5%

• STORMWATER BASIN SHOWN IS CONCEPTUAL AND SHALL BE REFINED AT TIME OF SITE PLAN SUBMISSION. ANY ADDITIONAL SWM AREA REQUIRED SHALL BE INDICATED AT THAT TIME.

- RESIDENTIAL BUILDING COVERAGE IS +/- 15% OF RESIDENTIAL SITE AREA.

- RESIDENTIAL IMPERVIOUS COVERAGE IS +/-50% OF RESIDENTIAL SITE AREA.

EXISTING SANITARY SEWER  
LINE AND EASEMENTS

2/3-STORY STACKED FLAT  
BUILDING WITH GARAGE  
AND AMENITY SPACE BELOW  
(2-STORY FRONT, 3-STORY WALK-OUT REAR)

RESIDENTIAL SCHEDULE:

BLOCK 9 - LOT 9.01

LOT AREA: 13.32 AC

BUILDING 1	3-STORY OVER GARAGE	24 RESIDENTIAL UNITS
BUILDING 2	3/4 STORY SPLIT (ALL SURFACE PARKING)	36 RESIDENTIAL UNITS
BUILDING 3	3-STORY (ALL SURFACE PARKING)	32 RESIDENTIAL UNITS
BUILDING 4	3-STORY OVER GARAGE	32 RESIDENTIAL UNITS
BUILDING 5	3/4 STORY SPLIT (ALL SURFACE PARKING)	42 RESIDENTIAL UNITS
BUILDING 6	2/3-STORY OVER GARAGE/AMENITY SPACE	16 RESIDENTIAL UNITS
BUILDING 7	3-STORY OVER GARAGE	32 RESIDENTIAL UNITS

TOTAL NUMBER OF RESIDENTIAL UNITS:

+/- 214

LOT DENSITY:

16 UNITS PER AC

AFFORDABLE HOUSING SET ASIDE 25%

PARKING PROVIDED: 2 SP./HOME (PER RSIS)