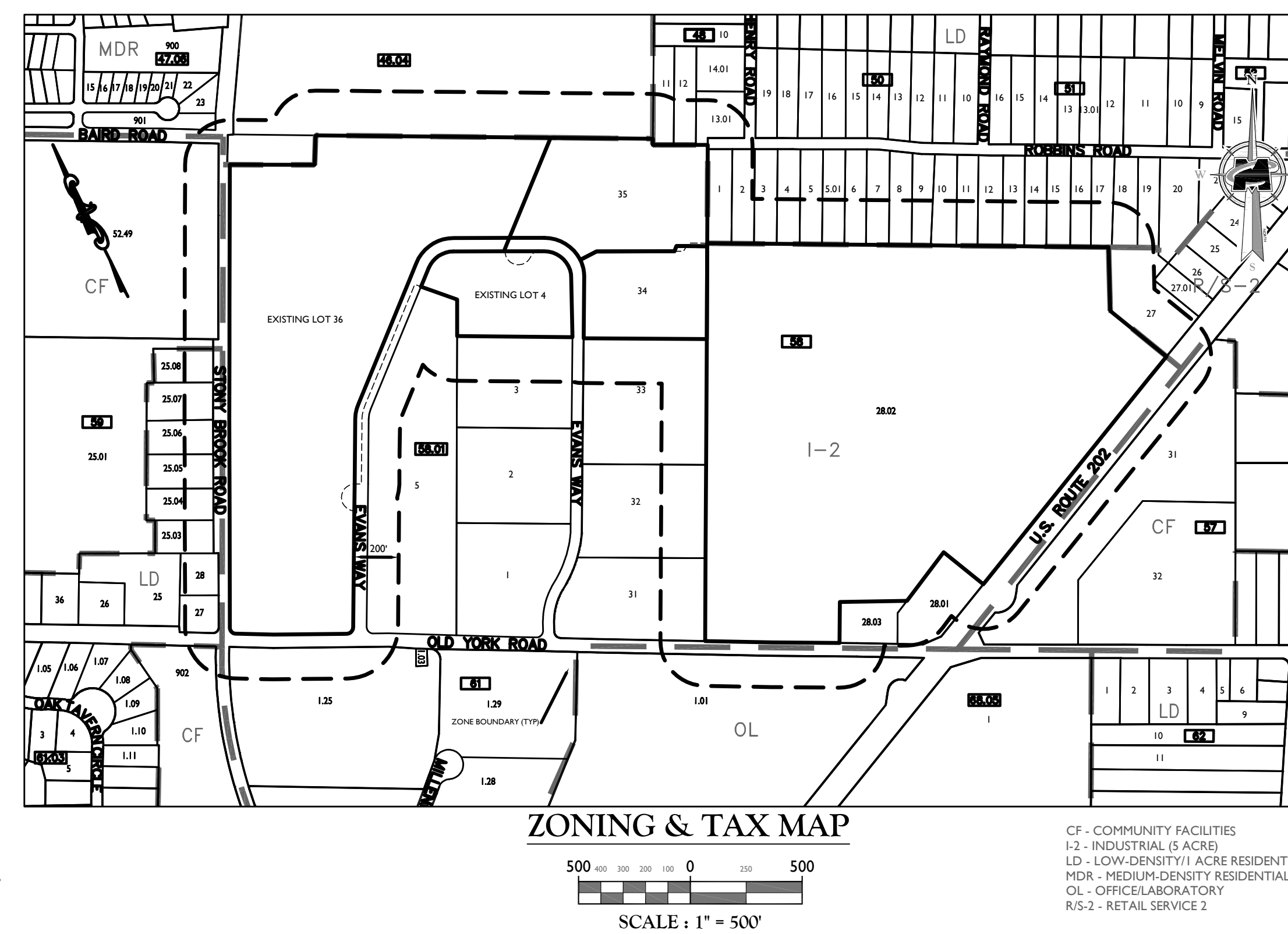


- GENERAL NOTES
- THE SUBJECT PROPERTIES ARE CURRENTLY KNOWN AS LOT 36 IN BLOCK 58 AND LOT 4 IN BLOCK 58.01, AS SHOWN ON SHEETS 5 AND 8 OF THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF BRANCHBURG, SOMERSET COUNTY, NEW JERSEY, DATED FEBRUARY 1959, AND REVISED THROUGH OCTOBER 2004.
 - THE PROPERTY IS LOCATED IN THE I-2 ZONE DISTRICT AND CONTAINS A TOTAL TRACT AREA OF 52.81± ACRES AFTER LOT CONSOLIDATION.
 - OWNER/APPLICANT: SIX STONEY BROOK ASSOCIATES
320 US HIGHWAY 22
P.O. BOX 6872
BRIDGEWATER, NJ 08807
(908)723-8100
 - ZONE DATA: I-2 INDUSTRIAL
- | | REQUIRED | EXISTING | PROVIDED |
|--------------------------------|-------------|----------|-----------|
| MINIMUM LOT AREA | 5.00 AC | 4.87 AC | 37.97 AC |
| MINIMUM LOT FRONTAGE | 350 LF | 1,092 LF | 4,850 LF |
| MINIMUM FRONT YARD | 75 LF | NA | NA |
| MINIMUM REAR YARD | 50 LF | NA | NA |
| MINIMUM SIDE YARD | 25 LF | NA | NA |
| MAX. BUILDING HEIGHT (STORIES) | 3.5 STORIES | NA | 4 STORIES |
| MAX. BUILDING HEIGHT (FEET) | 50 | NA | 55 FT |
| MINIMUM BUILDING AREA | 30,000 | NA | NA |
| MAX. IMPERVIOUS COVER | 0.6500 | NA | NA |
- * REQUIRES ZONING VARIANCE
- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "MINOR SUBDIVISION LOT CONSOLIDATION OF BLOCK 58 LOTS 35 & 36, BLOCK 58.01 LOT 4, TOWNSHIP OF BRANCHBURG, SOMERSET COUNTY, NEW JERSEY, SHEET 1 OF 1, DATED 08/16/2011, AND REVISED THROUGH 04/20/12, PREPARED BY THE REYNOLDS GROUP INC., HENRY E. REYNOLDS JR., P.L.S., N.J. LIC. NO. GS14820.
 - THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY THE REYNOLDS GROUP INC. AND VERIFIED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION WITH A LETTER OF INTERPRETATION DATED: AUGUST 7, 2008. (FILE NO. 1805-07-001.1.1 FFW070001).
 - NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAP FOR THE TOWNSHIP OF BRANCHBURG, SOMERSET COUNTY, NEW JERSEY, DATED SEPTEMBER 28, 2007 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - RESIDENTIAL SITE IMPROVEMENT STANDARDS (N.J.A.C. 52:1).
 - NEW JERSEY DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", 2007, AS SUPPLEMENTED.
 - CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - THIS SITE IS WITHIN THE ELIZABETHTOWN WATER AUTHORITY SERVICE AREA.
 - THIS SITE IS WITHIN THE SOMERSET RARITAN VALLEY SEWERAGE AUTHORITY SERVICE AREA AND WITHIN THE SOMERSET COUNTY WATER QUALITY MANAGEMENT PLAN AREA.
 - GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.
 - TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.
 - UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
 - TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - THIS IS A CONCEPT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
 - DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THEREON.
 - THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
 - EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR IMPERFECTIVE.
 - ALL PROPOSED UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND IN ACCORDANCE WITH LAND DEVELOPMENT ORDINANCE SECTION 5-6(E).
 - PARKING CALCULATIONS BASED ON TABLE 4.4 OF THE RESIDENTIAL SITE IMPROVEMENT STANDARDS, NEW JERSEY ADMINISTRATIVE CODE TITLE 5, CHAPTER 21 (N.J.A.C. 52:1-4.16), LAST REVISED JUNE 4, 2007.
 - THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.



TOTAL PARKING	7
CLUBHOUSE SPACES	757
SURFACE SPACES	226
DRIVEWAY SPACES	226
GARAGE SPACES	1216
TOTAL PARKING SPACES	1216
TOTAL SPACES REQUIRED	926

TOTAL UNITS	206
ONE BEDROOM UNITS	378
TWO BEDROOM UNITS	25
THREE BEDROOM UNITS	699
TOTAL UNITS	699

20% OF THE TOTAL UNITS ARE TO BE AFFORDABLE HOUSING (122 UNITS)

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DURING ANY PROJECT
GARRAGE ANYWHERE IN ANY STATE

DATE	DRAWN BY	DESCRIPTION
10/20/17	CP	PROVIDED FOR CLIENT COMMENTS

SKETCH PLAN
FOR
KRE GROUP

BLOCK 58 LOT 36
BLOCK 58.01 LOT 4
TOWNSHIP OF
BRANCHBURG
SOMERSET COUNTY
NEW JERSEY

LEHIGH VALLEY OFFICE
341 Tipton Boulevard
Suite 801
Allentown, PA 18109
Phone: 610.868.4201
Fax: 610.264.4672

SCALE	DATE	DRAWN BY	CHECKED BY
A3 SHOWN	02/25/16	SPS	CRS

PROJECT NUMBER	DRAWING NAME
160091744	170227 CONCEPT

FIRST TITLE

CONCEPT PLAN
AFFORDABLE HOUSING

SHEET NUMBER

1