VICTORY ROAD
(33' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
(POSTED SPEED LIMIT: 50 MPH)

SED ZONE

VICTORY ROAD IS TO BE REPAVED EDGE TO EDGE IN ACCORDANCE WITH SECTION 277-34. LIMITS OF THE EDGE TO EDGE REPAVEMENT SHALL EXTEND FROM THE LIMITS OF WORK ALONG THE EASTERN PORTION OF THE PROJECT AND THEN FOR THE LENGTH OF THE WATER MAIN EXTENSION TO THE WEST. STRIPING TO BE REPLACED IN KIND

P.O.B.
D.B. 3206, PG. 451
LOT 17

P.O.B.
THIS SURVEY
LOTS 27 & 28

BLOCK 41
LOT 19

BLOCK 41
LOT 17

BLOCK 41
LOT 18

CONRAIL - NEW JERSEY SOUTHERN BRANCH
(A.K.A. RARITAN AND DELAWARE BAY R.R.)

N/F LANDS OF
STANDLA REALTY COMPANY
D.B. 5494, PG. 945

N/F LANDS OF
NEW JERSEY NATURAL GAS COMPANY
D.B. 3870, PG. 800

PROPOSED WAREHOUSE
(201,116 S.F.)
PARKING: 73 SPACES
LOADING DOCKS: 25 SPACES
TRAILER SPACES: 35 SPACES

PROPOSED FUTURE OFFICE 2,500 S.F.

ELEC

FIRE

S72°37'13"E

S57°24'19"E

S51°40'E - 11 CHAINS AND 44 LINKS (755.04') (D.B. 3206, PG. 451)

N72°17'19"W

N68°18'W - 16 CHAINS AND 98 LINKS (1120.58') (D.B. 3206, PG. 451)

N16°51'25"E - 3 CHAINS AND 4 LINKS (322.24') (D.B. 3206, PG. 451)

S16°51'25"W

595.87'

534.42'

350.9'

707.15'

586.7'

183.8'

62.5'

63.9'

57.5'

70'

55'

24'

30'

35'

50'R

80'R

130'R

40'R

175'R

15'R

5'R

3'R

PAVEMENT LEGEND

HEAVY DUTY ASPHALT PAVEMENT	
STANDARD DUTY ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	

NOTE: ANY FENCE OR GATES MUST BE PROVIDED WITH FIRE DEPARTMENT ACCESS EITHER THRU KNOX LOCS OR "CLICK-2-ENTER" SYSTEM.

NOTE: FRESHWATER WETLANDS DELINEATION BASED ON NJDEP LOI FILE NO. 1319-18-0011.1 DATED 11/26/2019.

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

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

GRAPHIC SCALE 40 0 20 40 80 160 — 1 INCH = 40 FEET

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BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
4	08/19/2022	PER WATER UPDATES	CRA / TXL
5	09/08/2022	REV. PER SCD COMMENTS	VLM / TXL
6	09/14/2022	REV. PER TOWNSHIP COMMENTS	MFD / TXL
7	09/27/2022	REV. PER TOWNSHIP COMMENTS	JPW / TXL
8	11/04/2022	REV. PER SCD COMMENTS	VLM / TXL
9	11/11/2022	REV. PER CLIENT COMMENTS	CRA / TXL
10	12/16/2022	REV. PER TOWNSHIP COMMENTS	CRA / TXL
11	01/10/2023	REV. PER NJDEP COMMENTS	CRA / TXL
12	03/22/2023	REV. PER ARCH & GEOTECH UPDATES	CRA / TXL

811 Know what's below. Call before you dig.
NEW JERSEY
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-272-1000
www.nj1-call.org

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

PROJECT No.:	J211216
DRAWN BY:	CRA/VLM
CHECKED BY:	TXL
DATE:	02/28/2022
CAD I.D.:	J211216-SITE-12A

PROJECT:
ALTERNATE PRELIMINARY & FINAL MAJOR SITE PLANS
FOR
AAVRHW PROPERTY LLC

PROPOSED WAREHOUSE
MAP: 2.09 | BLK: 41 | LOT: 17
VICTORY ROAD
TOWNSHIP OF HOWELL
MONMOUTH COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
Fax: (908) 754-4401
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

T. LAM
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-302

REVISION 12 - 03/22/2023