PROPOSED CONSERVATION EASEMENT AREA 'D'
CONTAINS: 63,693 S.F. OR 1.462 Ac.±

20' WIDE ACCESS EASEMENT (PER D.B. 1259, PG. 71)

APPROX. LOC. OF AT&T EASEMENT (PER TAX MAP)

20' WIDE AT&T EASEMENT WITHIN PERMANENT EASEMENT (PER D.B. 1643, PG. 126)

APPROX. FLOOD HAZARD LINE

FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS VERIFIED BY NJDEP – FILE NO. 1805-02-0002.1

CHAMBERS BROOK UNNAMED TRIBUTARY (FW2-NT)

SANITARY SEWER EASEMENT (PER F.M. #2594)

FLOOD HAZARD ZONE "X" (OTHER AREAS)

DELINEATION FLAG

FLOOD HAZARD ZONE "A"

STREAM MAINTENANCE EASEMENT (PER F.M. #1953)

75' REAR YARD SETBACK

PROPOSED BASIN

35 LOADING BAYS

20' WIDE AT&T EASEMENT (PER D.B. 1144, PG. 4)

PROPOSED BLOCK 17.01 LOT 2 1,329,774 S.F.± OR 30.53 AC.±

PROPOSED BUILDING 'A1' 193,850 SF

PARKING SPACES = 194
LOADING BAYS = 35

OFFICE 6,000± SF

OFFICE 6,000± SF

582.7'

45 LOADING BAYS

PROPOSED BUILDING 'A2' 155,200 SF

PARKING SPACES = 184
LOADING BAYS = 45

OFFICE 6,000± SF

OFFICE 6,000± SF

759.8'

75' FRONT YARD SETBACK

35' FRONTAGE BUFFER

10' TREE PLANTING EASEMENT

20' SANITARY SEWER EASEMENT (THIRD EASEMENT) (PER D.B. 1259, PG. 71)

INDUSTRIAL PARKWAY (60' WIDE R.O.W.)

INDUSTRIAL PARKWAY (30' WIDE R.O.W.)

P.O.B. (LOT 4)

FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS VERIFIED BY NJDEP – FILE NO. 1805-02-0002.1

150' RIPARIAN ZONE BUFFER

PROPOSED CONSERVATION EASEMENT AREA 'A'
CONTAINS: 25,797 S.F. OR 0.592 AC.±

CHAMBERS BR. UNNAMED TRIB (FW2-NT)

(PER TAX MAP)

50' SIDE YARD SETBACK

20' WIDE AT&T EASEMENT (PER D.B. 1144, PG. 4)

20' WIDE AT&T EASEMENT (PER D.B. 1144, PG. 4)

PROPOSED TREELINE (TYP.)

APPROXIMATE 60' TEMPORARY CONSTRUCTION EASEMENT (PER D.B. 1259, PG. 71)

30' SIDE YARD SETBACK

75' FRONT YARD SETBACK

OFFICE 3,000± SF

PROPOSED BUILDING 'B' 145,429 SF

PARKING SPACES = 106
LOADING BAYS = 30

PROPOSED BLOCK 17 LOT 2 898,808 S.F.± OR 20.63 AC.±

30 LOADING BAYS

ZONE I-1

ZONE CF

ZONE BOUNDARY PER TOWNSHIP OF BRANCHBURG ZONING MAP

NOTE:
THE SOUTHERLY DRIVEWAY BELOW BUILDING B IS A FIRE LANE AND NOT INTENDED FOR TRUCK CIRCULATION

PROPOSED CONSERVATION EASEMENT AREA 'C'
CONTAINS: 295,090 S.F. OR 6.774 Ac.±

SANITARY SEWER EASEMENT (PER F.M. #2594)

20' TEMPORARY CONSTRUCTION EASEMENT (PER D.B. 1259, PG. 71)

FLOOD HAZARD ZONE "A"

RESIDENTIAL ZONE BUFFER PER NEW ORDINANCE 2020-1382

PROPOSED CONSERVATION EASEMENT AREA 'B'
CONTAINS: 71,317 S.F. OR 1.637 Ac.±

DELINEATION FLAG

100' TRANSITIONAL BUFFER

CHAMBERS BROOK#2 (FW2-NT)

ZONE CF

APPROX. FLOOD HAZARD LINE

FLOOD HAZARD ZONE "X" (OTHER AREAS)

30' SANITARY SEWER EASEMENT (FIRST EASEMENT) (PER D.B. 1259, PG. 71)

ZONE MDR

LEGEND

EXISTING		PROPOSED
124-00 / 124-00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 / 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	ZONE BOUNDARY LINE	
	STALL COUNT	10
	ADA ACCESSIBLE STALL	P / P V
	DEPRESSED CURB AND ADA RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

80 0 80 160
SCALE : 1" = 80'

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REV	DATE	DRAWN BY	DESCRIPTION

CONCEPT PLAN

FOR

AAVLBR PROPERTY LLC

INDUSTRIAL PARKWAY

BLOCK 17, LOT 2

TOWNSHIP OF BRANCHBURG
SOMERSET COUNTY
NEW JERSEY

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/10/2023	SRQ	

PROJECT NUMBER: | DRAWING NAME:

SHEET TITLE: CONCEPT PLAN

SHEET NUMBER: 1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

3:\2020\2020045\Civil\Engineering\Plans\Civil_LOT DATA_Angle1-01 OVERALL LAYOUT By: CCULLEN