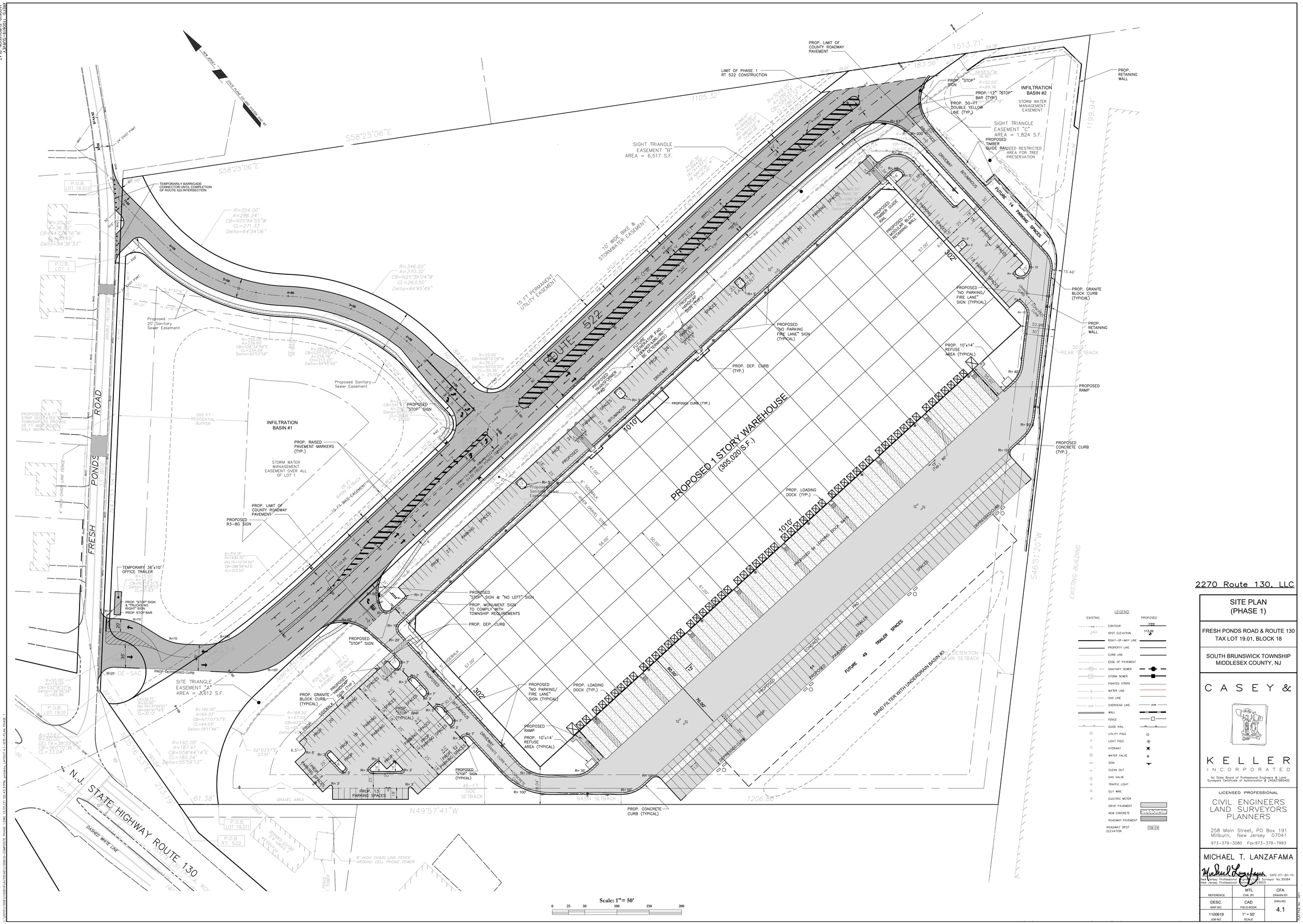
PROPOSED 1 STORY WAREHOUSE
(305,020 S.F.)
ROUTE 522
FRESH PONDS ROAD
N.J. STATE HIGHWAY ROUTE 130
INFILTRATION BASIN #1
INFILTRATION BASIN #2
INFILTRATION BASIN #3
SAND FILTER WITH UNDERDRAIN BASIN #3
FUTURE 14 PARKING SPACES
FUTURE 49 TRAILER SPACES
EXISTING BUILDING
S58°25'06"E
N49°57'41"W
S46°51'20"W
1206.86
1199.94'
1513.71'
1105.32
183.56'
302'
1010'
PROP. LIMIT OF COUNTY ROADWAY PAVEMENT
LIMIT OF PHASE 1 RT 522 CONSTRUCTION
SIGHT TRIANGLE EASEMENT "A" AREA = 3,612 S.F.
SIGHT TRIANGLE EASEMENT "B" AREA = 6,517 S.F.
SIGHT TRIANGLE EASEMENT "C" AREA = 1,824 S.F.
PROP. LOADING DOCK (TYP.)
PROP. CONCRETE CURB (TYPICAL)
PROPOSED CONCRETE CURB (TYP.)
PROPOSED RAMP
PROP. GRANITE BLOCK CURB (TYPICAL)
PROP. RETAINING WALL
PROPOSED "NO PARKING/ FIRE LANE" SIGN (TYPICAL)
PROP. 10'x14' REFUSE AREA (TYPICAL)
PROPOSED TIMBER GUIDE RAIL
PROPOSED MODULAR BLOCK RETAINING WALL
PROPOSED RESTRICTED AREA FOR TREE PRESERVATION
TEMPORARY 36'x10' OFFICE TRAILER
TEMPORARILY BARRICADE CONNECTOR UNTIL COMPLETION OF ROUTE 522 INTERSECTION
PROPOSED R3-8G SIGN
PROP. RAISED PAVEMENT MARKERS (TYP.)
STORM WATER MANAGEMENT EASEMENT OVER ALL OF LOT 1
PROPOSED "STOP" SIGN & "NO LEFT" SIGN
PROP. MONUMENT SIGN TO COMPLY WITH TOWNSHIP REQUIREMENTS
PROP. DEP. CURB
PROPOSED "STOP" SIGN
PROP. "STOP" BAR (TYPICAL)
PROPOSED "STOP" SIGN (TYPICAL)
PROP. 13 PARKING SPACES
PROP. DETENTION BASIN SETBACK
PROP. 50-FT REAR SETBACK
PROP. 46-FT SIDE SETBACK
PROP. 25-FT BASIN SETBACK
PROP. 100-FT RT. 522 R.O.W. SETBACK
PROP. 200 FT RESIDENTIAL BUFFER
PROPOSED 20' Sanitary Sewer Easement
15 FT PERMANENT UTILITY EASEMENT
10' WIDE BIKE & STORMWATER EASEMENT
PROPOSED TRANSFORMER PAD
FUTURE CONCRETE PAD (SIZE & LOCATION TO BE DETERMINED)
PROPOSED HANDICAP SIGN (TYP.)
PROPOSED CURB (TYP.)
PROPOSED 6' SIDEWALK
PROPOSED 2' STABILIZED GRAVEL STRIP
PROPOSED 10-FT BIKE-EASEMENT
PROPOSED 100-FT RT. 522 R.O.W. EASEMENT
PROP. GRANITE BLOCK CURB (TYPICAL)
PROP. DEPRESSED CURB
PROP. 24' DRIVEWAY
PROP. 26' DRIVEWAY
PROP. 32' DRIVEWAY
PROP. 41' DRIVEWAY
PROP. 57' DRIVEWAY
PROP. 70' DRIVEWAY
PROP. 80' DRIVEWAY
PROP. 90' DRIVEWAY
PROP. 100' DRIVEWAY
PROP. 120' DRIVEWAY
PROP. 150' DRIVEWAY
PROP. 200' DRIVEWAY
PROP. 300' DRIVEWAY
PROP. 400' DRIVEWAY
PROP. 500' DRIVEWAY
PROP. 600' DRIVEWAY
PROP. 700' DRIVEWAY
PROP. 800' DRIVEWAY
PROP. 900' DRIVEWAY
PROP. 1000' DRIVEWAY
PROP. 1100' DRIVEWAY
PROP. 1200' DRIVEWAY
PROP. 1300' DRIVEWAY
PROP. 1400' DRIVEWAY
PROP.