TOWNHOUSE G
8 UNITS

TOWNHOUSE A
9 UNITS

TOWNHOUSE B
5 UNITS

TOWNHOUSE C
6 UNITS

TOWNHOUSE D
6 UNITS

TOWNHOUSE E
6 UNITS

TOWNHOUSE F
3 UNITS

RETAINING WALL (TYP.)

PROP. SIDEWALK EASEMENT

MATCH LINE (8) SEE SHEET 6

BANK STREET TO BE MILLED AND REPAVED PER BOROUGH ENGINEER

MEET EXISTING CURB AND SIDEWALK

BANK STREET
(45' RIGHT-OF-WAY PER T.M.)

BANK STREET
45' WIDE R.O.W.

PROPOSED WINDOW WELL (TYP.) (SEE ARCHITECTURAL PLANS) 23' (TYP.)

PROPOSED MULTI-FAMILY WITHIN EXISTING BUILDING

PROPOSED MULTI-FAMILY WITHIN EXI

100' DRCC STREAM CORRIDOR BUFFER (TYP.)

PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)

RAMP TO EXISTING BRIDGE OVER BROOK

BRIDGE FROM LOBBY TO BRICK BUILDING FIRST FLOOR

PROPOSED LOBBY/AMENITY SPACE

6' WIDE CONC. SIDEWALK (TYP.)

VERTICAL PARKING SIGNS

PROPOSED BIKE RACK (TYP.)

BRICK PAVERS DEPRESSED CURB

4' WIDE CONC. SIDEWALK (TYP.)

CONCRETE WHEEL STOP (SEE DETAIL) (TYP.)

HANDICAP PARKING SIGNS

ELECTRIC VEHICLE SPACE (TYP.)

6' WIDE BRICK PAVER CROSSWALK

6' WIDE CONC. SIDEWALK (TYP.)

PROP. GUIDE RAIL AND CONSTRUCTION EASEMENTS

MOUNTABLE CURB AND ISLAND

MEET EXISTING CURB

40' WIDE R.O.W.

STREET

MATCH LINE (8) SEE SHEET 5

ROCKY BROOK

All Lot
9.012 Ac.
392,547 S.F.

PROPOSED REFUSE AREA W/ENCLOSURE

DEPRESSED CURB

FLOODWAY (TYP.)

LOWER LEVEL GARAGE ENTRANCE

5' HIGH DECORATIVE FENCE (TYP.)

GUIDE RAIL

TOP OF BANK (TYP.)

COMPACT CAR PARKING SIGN

25' FROM TOP OF BANK (TYP.)

RETAINING WALL (TYP.)

2 STORY PARKING GARAGE
70 PARKING SPACES - LOWER LEVEL
69 PARKING SPACES -UPPER LEVEL (ROOF)

UPPER LEVEL GARAGE ENTRANCE

160' RIPARIAN ZONE (TYP.)

100' DRCC STREAM CORRIDOR BUFFER (TYP.)

24' WIDE EMERGENCY ACCESS MECHANICAL ACCESS GATE WITH TRANSPONDER ACCESS FOR EMERGENCY SERVICES AND BUILDING MANAGEMENT.

EXISTING SIGN TO BE RELOCATED

PROP. CONSTRUCTION EASEMENT

PROP. EMERGENCY ACCESS EASEMENT

PROP. UT
FINAL LO
BE COOR
WITH JCP

APPROX. LOCATION OF INGRESS, EGRESS & REGRESS EASEMENT FOR DRIVEWAY PURPOSES FROM STOCKTON STREET TO THE SOUTHERLY LINE OF LANDS (N/F) THE HIGHTSTOWN RUG CO. AS RECORDED IN DEED BOOK 1249, PG. 438

EXISTING GARAGE

EXISTING BUILDING

ANTENNA

SHED

PARKING

TREES

BRUSH

GUIDERAIL AND FENCE

LEGEND

EXISTING		PROPOSED
12+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	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	(10)
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

SCALE : 1" = 20'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
Know what's below. Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

YOSEF PORTNOY
NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NUMBER: GE53583

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR

PRC HIGHTSTOWN

BLOCK 8, LOT 12,
BLOCK 21
LOTS 1-14, 20 & 26,
BLOCK 30, LOTS 1-7 & 10-13

BOROUGH OF HIGHTSTOWN
MERCER COUNTY
NEW JERSEY

RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
Fax: 732.383.1984

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	8/14/20	RT	YP
PROJECT NUMBER: 16001094		DRAWING NAME: C-LAYT	

SHEET TITLE:
DIMENSION PLAN

SHEET NUMBER:
4 of 30

3:\16\001094\Engineering\Plans\C-LAYT.dwg C-LAYOUT 4 By: PORTNOY