DOCTOR'S CREEK

RED VALLEY ROAD

WREN HAVEN DRIVE
(FORMERLY ANTHONY IMBESI DRIVE)
(LOT 4.08 PRIVATE ROAD)

WETLANDS LINE PER NJDEP L.O.I. #1332-05-0015.1
DATED 12/26/00 RE-ISSUED FEB. 01, 2006 UNDER
FILE #1332.05.0011.1 (FWW 050001)

EXISTING BASIN AREA

No. 5

PROPOSED WAREHOUSE/OFFICE
BUILDING (50,250 S.F.)

No. 1

PROPOSED
WAREHOUSE/OFFICE
49,500 S.F.
(5,000 S.F. OFFICE &
44,500 S.F.
WAREHOUSE)

No. 2

PROPOSED
WAREHOUSE/OFFICE
80,000 S.F.
(6,000 OFFICE &
74,000 WAREHOUSE)

EXISTING 1 1/2 STORIES
METAL & MASONRY BUILDING
44,687.5 SQ.FT. GROSS BUILDING AREA
F.F. 168.57

PROPOSED DISPOSAL BED

BILLBOARD LOCATION

75' FRONT SETBACK LINE

50' SIDE YARD SETBACK LINE

45' SIDE YARD SETBACK LINE

75' WIDE LANDSCAPE BUFFER EASEMENT

PORTION OF 75' LANDSCAPE BUFFER EASEMENT AFFECTING EXISTING LOT 4.01 (AREA=59,158 SF./1.36 AC.)

LANDSCAPE BUFFER EASEMENT DEDICATED TO MILLSTONE TOWNSHIP & RED VALLEY BUSINESS PARK ASSOCIATION INC. TOTAL AREA=87,956 SF./2.02 AC.

NO DIRECT ACCESS TO RED VALLEY ROAD AND TRENTON-LAKEWOOD ROAD (COUNTY ROUTE 526) FROM LOT 4.01

BELL TELE EASEMENT BY LEGAL INSTRUMENT PROVIDED TO OMLE FROM CLIENTS "PLAN OF EASEMENT" PREPARED BY ROLAND J. KRUEGER DATED 4-12-85 FOR NJ BELL TEL. DEED BOOK 4663, PAGE 369 & 370

EASEMENT FOR RECONSTRUCTION OF COUNTY BRIDGE NO. 9 RECORDED IN DEED BOOK 4426, PAGE 885

PARCEL B
SUBJECT TO SLOPE & DRAINAGE RIGHTS AND A 20' WIDE DRAINAGE EASEMENT
AREA=3.4445 AC. OR 0.53 ACRES

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

N

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners · Surveyors · Landscape Architects
· CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 ·

100 RIKE DRIVE
MILLSTONE TOWNSHIP, N.J. 08535
PH.(609)448-5550

12 ROBBINS PKWY.
#2 WATER STREET
TOMS RIVER, N.J. 08753
PH.(732)244-0808

DATE 2/12/18
SCALE 1"=60'
DRAWN E.A.D.
CHECKED
SHEET 1 OF 1
POCKET

PRELIMINARY SITE PLAN
LOTS 4.01, 4.03, 4.04 , 4.05, 4.06 and 4.07
BLOCK 53
TAX MAP SHEET #23
RT. I-195, RT 526 & RED VALLEY ROAD
TOWNSHIP OF MILLSTONE
MONMOUTH COUNTY, NEW JERSEY

FILE NO. 3426

OVERALL DISPLAY

DWG. NO. 3426-OVERALL DISPLAY.DWG

K:\3426\DESIGN PLANS C3D CIVIL 3D\LOT 4.06-4.07\3426-4.07 RENDERING OVERALL.dwg, OVERALL DISPLAY, 2/21/2018 10:13:33 AM, nineteyone, 1:1