## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| 12+00 TL PI 13+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 | |
| | FENCES | |
| | TREELINE | |
| | ROADWAY SIGNS | |
| | WETLAND LINE | |
| | MUNICIPAL BOUNDARY LINE | |
| | STALL COUNT | 10 |
| | ADA ACCESSIBLE STALL | P V |
| | DEPRESSED CURB AND ADA RAMP | HC |
| | DIRECTION OF TRAFFIC FLOW | |

N
W E
S
NEW JERSEY STATE PLANE COORDINATE SYSTEM

BLOCK 8, LOT 14
N/F UNITED NJ RAILROAD & CANAL COMPANY
(CAMDEN – AMBOY MAIN LINE)
(CONRAIL (FORMERLY P.C.T. & CO.) CLASS I)

N 47°32'42" E 368.40'

20' SIDE YARD SETBACK (TYP.)

A-1 A-2 A-3 A-4 A-5 A-6 A-7 A-8 A-9 A-10 A-11 A-12 B-1 B-2 B-3 B-5 C-3 C-5 C-6 C-7

53.37' 45.59' 14.09' 11.50' 18.52' 361.21'

12" TREE 15" TREE 10" TREE

WETLAND LINE

GENERAL PERMIT 10
DISTURBANCE AREA
412 S.F. (0.01 AC.)

LIMIT OF SWALE

50' WETLAND BUFFER

LAWN

SWALE

EXIST.

367.65'

20' SIDE YARD SETBACK (TYP.)

PROPOSED RETAIL
60' X 66'
4,000 S.F. TOTAL
35 PARKING SPACES

PROPOSED CONVENIENCE STORE
5,585 S.F. TOTAL
48 PARKING SPACES

ENTRANCE TRUCK STAGING

NO PARKING FIRE ZONE

NO PARKING FIRE LANE

LOADING ZONE

35' FRONT YARD SETBACK

25' LANDSCAPE BUFFER

N 34°32'18" W

S 34°22'28" E

S 11°59'34" W 50.57'

S 51°32'42" W 327.92'

BLOCK 8, LOT 18
N/F KADCO INC.

25' ROUTE 130 BUFFER

GUARDRAIL

EDGE OF WOODS

WOOL

UP# JC682WA

UP# JC681WA
FIRE HYDRANT

30 MPH SPEED LIMIT SIGN

UP# JC680WA AND GUY-WIRE

NO PASSING ZONE SIGN

HOSPITAL/ RIGHT TURN SIGN

UP JC707WS WITH ELECTRIC RISER AND GUY-WIRE

LEFT TURN SIGN

ELEC. BOX

MEADOWBROOK ROAD
(66' WIDE R.O.W. – HERE)

BLOCK 10
LOT 22.01

UP# JC679WA

4" HIGH POST AND WIRE FENCE

DOT BOX

LP WITH CONCRETE BASE

DIRECTIONAL SIGN

UP# JC109WA

STOP BAR

LEFT LANE MUST TURN LEFT SIGN

TRAFFIC SIGNAL

UP# JC110WA

ONLY

TRUCKS OVER 4 TONS NO U TURN SIGN

PEDESTRIAN CROSSING SIGN

NO STOPPING OR STANDING SIGN

UP# JC306WST

UP# JC111WA

UP# JC105-006

TRAFFIC SIGNAL ON CONCRETE PAD

LEFT LANE MUST TURN LEFT SIGN

UP# JC305WA WITH GUY-WIRE

DIRECTIONAL SIGN

US HIGHWAY ROUTE 130
(113' WIDE R.O.W.)

EDGE OF PAVEMENT

30 0 30 60
SCALE : 1" = 30'


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| REV | DESCRIPTION | DRAWN BY | DATE |
|---|---|---|---|
| | | | |


MICHAEL F. GALLAGHER
NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NUMBER: GE48719


CONCEPTUAL SITE PLAN

FOR

ROBBINSVILLE MEADOWBROOK, LLC

BLOCK 8
LOTS 15.01 & 17

ROBBINSVILLE TOWNSHIP
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 | 3/19/2019 | PCS | MFG |

PROJECT NUMBER: 14001855A
DRAWING NAME: C-LAYT-WETL

SHEET TITLE: DIMENSION PLAN

SHEET NUMBER: 1 of 1

2014\14001855A\Engineering\CAD\LAYOUT\NJDOT (2).dwg By: MGALLAGHER