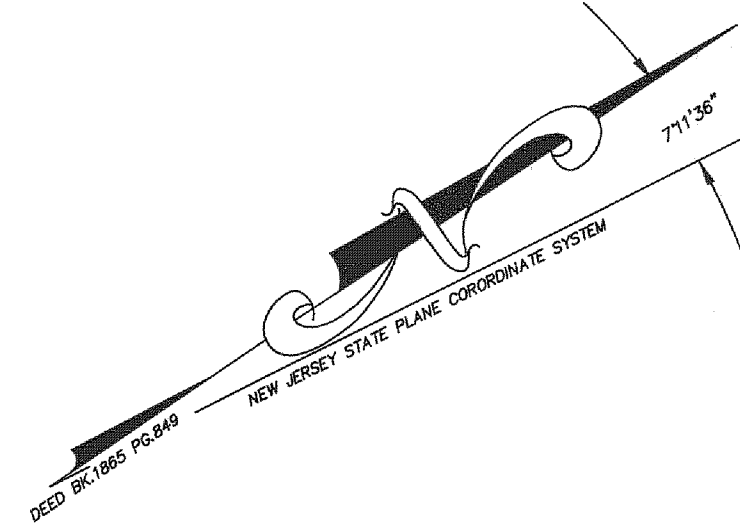


PRELIMINARY MAJOR SUBDIVISION OF BLOCK 60 LOT 7 FLATWATER DEVELOPMENT, INC. BRANCHBURG TOWNSHIP, SOMERSET COUNTY NEW JERSEY



LD - ZONE

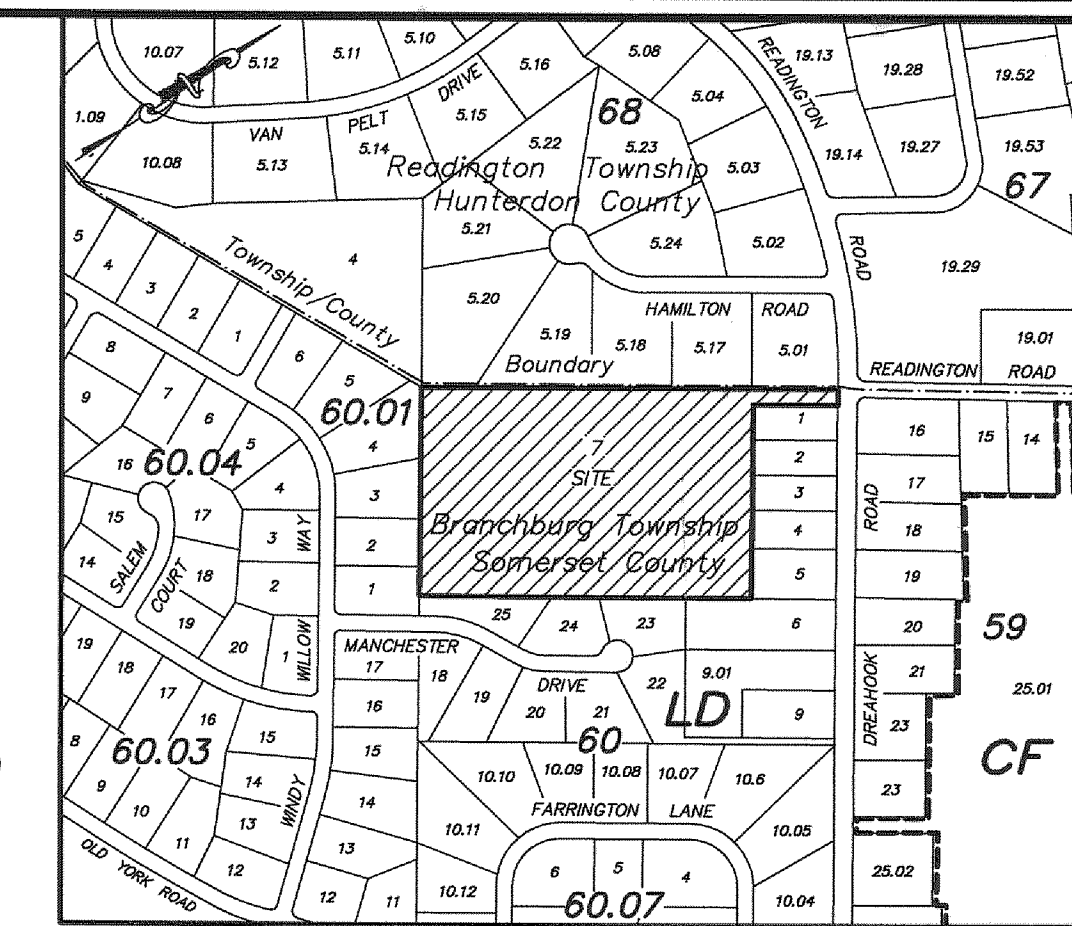
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT AREA	43,560 S.F.	43,560 S.F.
MIN. LOT WIDTH	150'	150'
MIN. FRONT YARD	75'	* 50'
MIN. SIDE YARD	25'	25'
MIN. REAR YARD	35'	50'
MAX. BLDG. HEIGHT	35'	35'
UNCONSTRAINED AREA	10,000 S.F.	10,000 S.F.
MIN. LOT CIRCLE	90'	90'

TRACT AREA = 15.90 Ac.
R.O.W. AREA = 1.63 Ac.

WAIVER REQUIRED FOR CUL-DE-SAC LENGTH (SEC. 5-3.5)

WAIVER REQUIRED FOR DISTANCE BETWEEN DRIVEWAYS (SEC. 5-3.11)

* VARIANCE REQUIRED FOR FRONT YARD SETBACK



KEY MAP
1"=600'

TAX MAP SHEET NO. 8
TRACT AREA = 15.90 Ac.

PROPERTY OWNERS WITHIN 200'

BRANCHBURG TOWNSHIP		
BLOCK	LOT	NAME
59	16	MIDLAND RESIDENTIAL COMMUNITIES INC.
	17	KIMSEY, JOHN F. & CHARLENE H.
60	1	VITALIANO, GARY & WELLS, KATHLEEN A.
	2	EZMAN, WALTER JR. & MILDRED
	3	MCCOULEY, SCOTT J. & PAMELA
	4	BROGAN, JAMES M. & ELAINE M.
	5	BROGAN, KEITH M.
	6	BALLENTINE, DOROTHY & S. RICHARDS
	9.01	OSTROSKI, JAMES R. & PAUSER, DENISE
	17	MALANGA, THOMAS F. & CARMAN R.
	18	BUCHINSKI, MICHAEL JR. & PATRICIA I.
	19	ROUSE, WILLIAM & EILEEN
	22	PRESTON, CHRISTOPHER & PAMELA
	23	SPOTTS, H. DANIEL & KERRI L.
	24	BOVA, JAMES W. & SUSAN B.
	25	KINAHAN, JAMES P. & IRENE
60.01	1	EOSSO, AUGUSTINE T. JR. & SHARON M.
	2	MOHAN, ARTHUR G. & JOAN C.
	3	GALLICCHIO, FLORINDO & TRACY J.
	4	OCOTELLI, ANTHONY JR. & PATRICIA
	5	YI, SUNG JAE
READINGTON TOWNSHIP		
67	19.29	CALVARY BIBLE CHURCH
68	4	BRANCHBURG TOWNSHIP
	5.01	COSTANTINI, PAUL & ERICA
	5.17	ANDERSEN, GEORGE E. JR. & JANE W.
	5.18	SMITH, SUSAN M.
	5.19	FRITZ, RONALD S. & DARLENE A.
	5.20	FERRANTI, THOMAS & NINA

INDEX

SHEET NO.	DESCRIPTION
1	SURVEY - TITLE SHEET
2	PRELIMINARY PLAT
3	STEEP SLOPE, SOIL EROSION, GRADING & UTILITY PLAN
4	PLAN & PROFILE - FAWN RUN
5	PROFILE - SANITARY SEWER EASEMENT
6	PROFILE - DETENTION BASIN & DETAILS
7	PROFILE - DRAINAGE EASEMENT & DETAILS
8	PROFILE - SEWER EASEMENT & DETAILS
9	ROAD CROSS SECTIONS & WATER EASEMENT
10	TREE REMOVAL PLAN
11	SOMERSET COUNTY INTERSECTION PLAN

APPROVALS/PERMITS REQUIRED

- SOIL CONSERVATION SERVICE
- SOMERSET COUNTY PLANNING BOARD
- N.J.D.E.P. TWA APPROVAL DATED 8/17/06
- N.J.D.E.P. LETTER OF INTERPRETATION DATED 12/8/04
- N.J.D.E.P. GENERAL PERMITS APPROVAL DATED 11/02/07

MUNICIPAL APPROVALS

CHAIRPERSON: *Robert J. Templin* 12/8/15
SECRETARY: *Sarah McNamee* 12-8-15
ENGINEER: *Doug Deel* 12/29/15

NOTE:

1. THE APPLICANT SHALL PROVIDE ALL NECESSARY PERFORMANCE GUARANTEES IN CONFORMANCE TO SECTION 7-3 OF THE LAND DEVELOPMENT ORDINANCE.
2. THE APPLICANT SHALL PROVIDE ANY OVERLAPPING DRAINAGE EASEMENT TO THE TOWNSHIP FOR THE SATISFACTION OF ANY STORMWATER FACILITY AGREEMENT REQUIREMENT.
3. THE APPLICANT SHALL SATISFY ALL THE REQUIREMENTS ESTABLISHED UNDER ORDINANCE NO. 2005-97, THE "REQUIRED GROWTH SHARE AFFORDABLE HOUSING PRODUCTION".
4. THE DEVELOPER SHALL ESTABLISH A HOMEOWNERS ASSOCIATION TO ASSURE PROPER MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS ON SITE.
5. THE APPLICANT AGREES TO EXCEED THE RESIDENTIAL SITE IMPROVEMENT STANDARDS WITH RESPECT TO THE CARTWAY WIDTH OF 30 FEET AND CUL-DE-SAC RADIUS OF 50 FEET.

REVISION	DATE
PER REVIEW	4-4-05
ROAD SHIFT	1-23-06
PER APPROVAL	6-2-06
PER REVIEW	10-1-07
PER REVIEW	12-20-07
COUNTY REVIEW	9-20-08
PER REVIEW	12-28-14
N.J.S.P.C.S.	02-10-15
TWP. ENGINEERS REVIEW	07-10-15
ENGINEERS REVIEW	8-31-15
ENGINEERS REVIEW	10-14-15

Templin Engineering Associates
Engineering - Surveying
861 EISENHOWER AVENUE
BRIDGEWATER, NJ 08807
PHONE: (908) 231-1616 FAX: (908) 231-1894
Robert J. Templin
PROFESSIONAL ENGINEER AND LAND SURVEYOR
N.J. LIC. # 25136

SURVEY- TITLE SHEET			
PRELIMINARY MAJOR SUBDIVISION OF BLOCK 60 LOT 7 FLATWATER DEVELOPMENT, INC. BRANCHBURG TOWNSHIP, SOMERSET COUNTY NEW JERSEY			
DESIGNED BY:	CHECKED BY:	FILE NO.	SHEET NO.
DRAWN BY: T.M.	SCALE: 1"=100'	DATE: 2-17-04	1/11

