N 68°16'00" W 338.24'

PROPOSED VARIABLE WIDTH SANITARY SEWER EASEMENT TO BE DEDICATED TO READINGTON TOWNSHIP, SET CLEAR OF EX. SEWER PIPE

EXIST. 25' WIDE SANITARY SEWER EASMT. TO REMAIN

EXISTING PVMT. REMOVED – PHASE I. RESTORE BY TOPSOILING, SEEDING, AND MULCHING.

N 21°31'00" E 40.00'

S 68°16'00" E 347.96'

PROP. 20' WIDE PERMANENT NON-EXCLUSIVE CONSTRUCTION EASEMENT

PROPOSED RELOCATED 10' WIDE P.S.E.&G. GAS EASEMENT

PHASE I CURBING TO BE CONSTRUCTED IN CONJUNCTION WITH PHASE II IMPROVEMENTS. PROVIDE BASE COURSE BETWEEN CURB AND PHASE I PAVEMENT AND OVERLAY EXISTING AND PROPOSED PAVEMENT.

EXIST. SEWER PLANT EASEMENT TO BE ABANDONED

EXISTING PVMT. TO BE REMOVED

PROP. CONC. RAMP

PROP. CONC. SLAB

PROPOSED CONC. SLAB

PROP. 20' WIDE EXCLUSIVE WATERLINE EASEMENT

6' x 10' DUMPSTER

EXIST. 10' WIDE P.S.E.&G. GAS EASEMENT TO BE RELOCATED

PHASE III (FUTURE)

PHASE I (COMPLETED)

PHASE IIB

PHASE IIC

PHASE IIIC

PHASE I (COMPLETED)

LOADING ZONE

DUMPSTER

PROP. RELOCATED 25' WIDE ACCESS ESMT. TO DETENTION POND ON ADJOINING PROPERTY

RELOCATED ACCESS RIGHTS OVER PROPOSED DRIVEWAY TO DETENTION POND ON ADJOINING PROPERTY

S 28°37'35" W 92.21'

PROPOSED RETAINING WALL

PROPOSED DUMPSTER LOCATION (TYP.)

PHASE IIA

LOADING ZONE

S 21°43'45" W 223.75'

S 22°51'08" W 102.35'

108.49' S 22°51'08" W

FORMER STRUCTURE REMOVED BY OTHERS

PROPOSED PHARMACY DRIVE-THRU PNEUMATIC TUBE

DRIVE-UP LANE #1

DRIVE-UP LANE #2

EXIST. LOT LINE TO BE ELIMINATED

PROPOSED PYLON SIGN 300 SQ. FT. PER SIDE (PHASE I – SEE ARCH. DWGS.)

EXIST. 33' WIDE PUBLIC STREET TO BE VACATED

EXIST. RETAINING WALL TO BE REMOVED

EXIST 25' WIDE DETENTION BASIN ACCESS EASEMENT TO BE RELOCATED

(USE BOLLARD PROTECTION)

CART CORRAL (TYP. 7 PLACES)

EXISTING PARKING LOT LANDSCAPING TO BE REMOVED (TYP.)

EXISTING LIGHT STANDARDS TO BE REMOVED (TYP.)

EXIST. 55' SIGHT RESTRICTION TO BE ABANDONED

PROP. 30' X 100' SIGHT TRIANGLE

R=3894.72' L=79.38'

S 53°38'00" E 111.61'

84.53' S 53°38'00" E

R=330.00' L=345.58'

N 66°22'00" E

MIN. BUILDING SETBACK LINE

MIN. BUFFER LINE

EXISTING PAVEMENT TO BE REMOVED

EXISTING TRIPLE OAK

20.38' EDGE CLEARANCE (E)

19.43' "PROP. ACCESS DRIVE #2 (ENTER ONLY)"

28.94'

108.69' PROP. ACCESS DRIVE #1

FIRE LANE

RAMP

S 72°44'00" E 180.86'

STRUCTURE TO BE REMOVED

PROPOSED 10'± WIDE PERMANENT NON-EXCLUSIVE WATERLINE CONSTRUCTION EASEMENT

PROPOSED RELOCATED 10'± WIDE P.S.E.&G. GAS EASEMENT

S 72°34'00" E 125.55'

S 60°38'00" W 95.88'

EXISTING PAVEMENT TO BE REMOVED

ROUTE 523

US HIGHWAY ROUTE 22

Scale 1" = 30'

LEGEND

	PROP.	EXIST.
GRADING CONTOUR	340	
SPOT ELEVATION	TC 347.00	346.9
CURBING		
DEPRESSED CURB		
TRAFFIC SIGN		
CATCH BASIN		
MANHOLE		
FLARED END SECTION		
HEAD WALL		
WINGED HEAD WALL		

ZONING SCHEDULE

Zone: B – Business and VR- Village Residential Zones
Proposed Use: Retail Sales of Goods and Services

	Required	Variance Granted	Proposed
Minimum Lot Area	2.0 Acres	---	8.69 Acres
Maximum Floor Area Ratio (FAR)	0.20	0.2317	0.2317
Maximum Impervious Coverage (MIC)	0.55	0.6981	0.6981
Maximum Building Height	40 Ft. 2-1/2 Stories		<40 Ft. 1 Story
Minimum Frontage	200 Ft.		1,000+/- Ft.
Minimum Setbacks			
Front	75 Ft.	60 Ft.	69.25 Ft.
Side	15 Ft.	---	45.00 Ft.
Rear	75 Ft.	69 Ft.	69.27 Ft.
Buffers			
Right-of-Way	25 Ft.	0 Ft.	0 Ft.
Side and Rear(1)	50 Ft.	8 Ft.	8 Ft.
Off-Street Parking(2)	386 Spaces	---	386 Spaces

Notes:

(1) Adjacent to Residential Zone
(2) 1 per 200 s.f. Grass Floor Area

88-04-RE

SIGN LEGEND

SYMBOL	MESSAGE	MUTCD DESIGNATION
S	STOP	R1-1 (24"x24")
S	STOP (LARGE)	R1-1 (30"x30")
ONE	DO NOT ENTER	R5-1
1W	ONE WAY	R6-1
HC	HANDICAPPED PARKING SPACE	R7-8 & R7-8P
KL	KEEP LEFT	R4-8
KR	KEEP RIGHT	R4-7
NP	NO PARKING	R7-1
NTP	NO TRUCK PARKING	(SPC)
NL	NO LEFT TURN	R3-2
EMP	EMPLOYEE PARKING ONLY	(SPC)
YLD	YIELD	R1-2
DI	BANK DRIVE-IN ONLY	(SPC)

REVISIONS	AUTH.	DATE
FOR CONSTRUCTION	A.T.	7/20/98
REVERSE DRIVE-THRU LANE	A.T.	6/25/98
REVISIONS	AUTH.	DATE

VAN CLEEF ENGINEERING ASSOCIATES
CONSULTING CIVIL, ENVIRONMENTAL & MUNICIPAL ENGINEERING
LAND SURVEYING • PROFESSIONAL PLANNING • LANDSCAPE ARCHITECTURE

HUNTERDON COUNTY OFFICE 1128 Route 31 Lebanon, N.J. 08833 (908) 735-9000
MERCER COUNTY OFFICE 2345 Route 33 Robbinsville, N.J. 08691 (609) 259-5202
BUCKS COUNTY OFFICE 60 East Court Street Doylestown, PA. 18901 (215) 345-1070
SOMERSET COUNTY OFFICE 339 Amwell Rd. P.O. Box 576 Hillsborough Township Neshanic Station, N.J. 08853 (908) 369-8291

BY: ROBERT J. CLERICO, PROFESSIONAL ENGINEER, N.J. LIC. No. 22360

SITE PLAN
FOR
WHITEHOUSE MALL – PHASES II & III
BLOCK 34, LOTS 32 & 33
READINGTON TOWNSHIP
HUNTERDON COUNTY, NEW JERSEY

②

REVISIONS	AUTH.	DATE
GENERAL REVISION	A.T.	1/6/97
GENERAL REVISION	A.T.	2/7/97
GENERAL REVISION	A.T.	5/9/97
GENERAL REVISION – ISSUE FOR BIDDING	A.T.	6/12/97
ROUTE 523 ENTRANCE	A.T.	9/11/97
GENERAL REVISION	A.T.	2/26/98

DATE: DECEMBER 9, 1996
SCALE: 1" = 30'
DESIGNED BY: A.T.
DRAWN BY M.T.H.
CHECKED BY: A.T.

JOB NO. 88 – 4 – RE. FILE B 34 / L 32 &33

F:\Project\READING\TW8804RE\02-site-8804re Wed Jul 22 08:17:00 1998