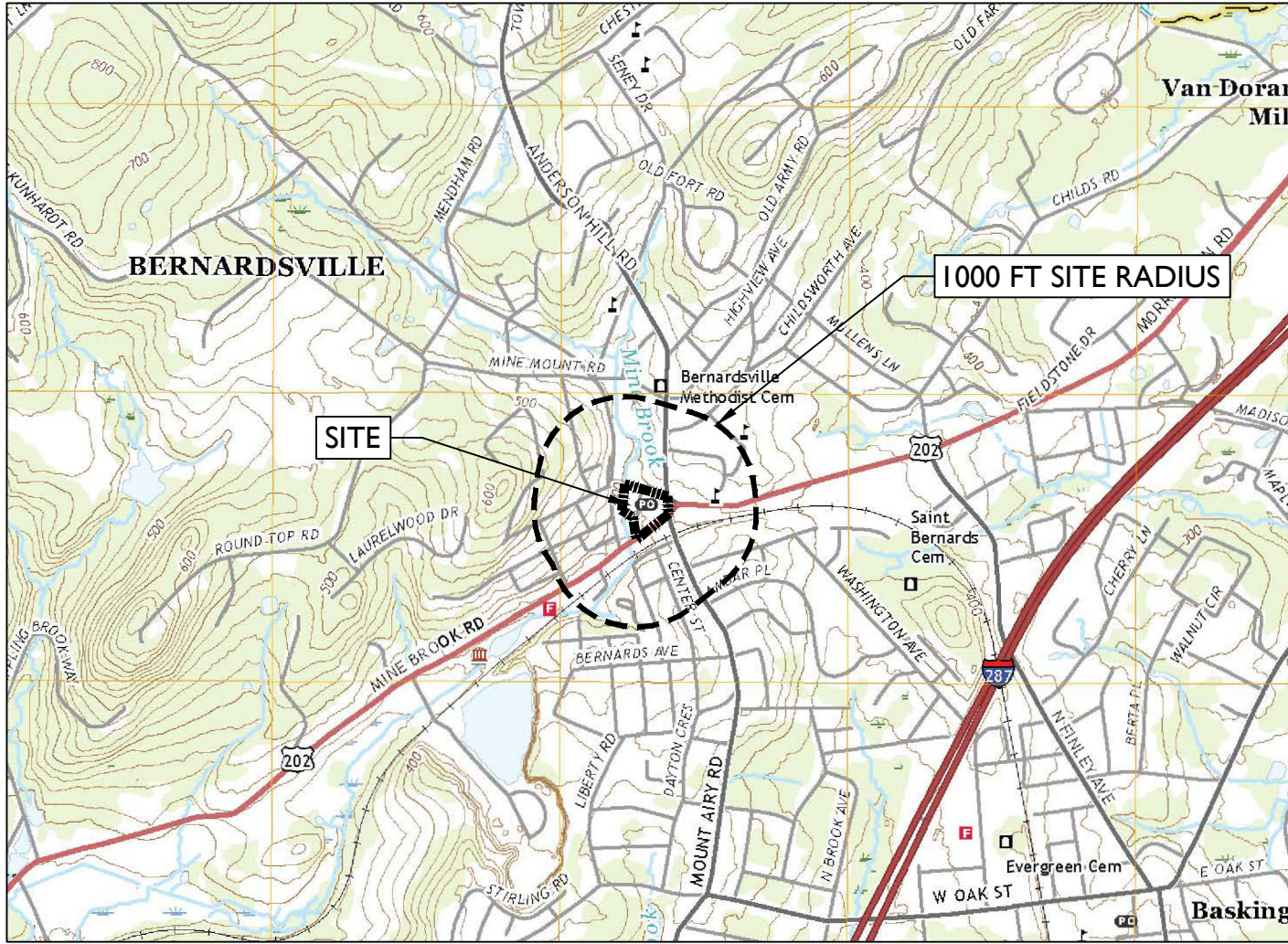


CONCEPTUAL DEVELOPMENT PLAN FOR ADVANCE REALTY INVESTORS QUIMBY LANE REDEVELOPMENT

BLOCK 70, LOT 1, 2, 3, 4, 5 AND 6; BLOCK 71,
LOTS 4, 5, 5.01, 6, 7, 8, 9, 10, 11, 12 AND 13

QUIMBY LANE
BOROUGH OF BERNARDSVILLE,
SOMERSET COUNTY, NEW JERSEY



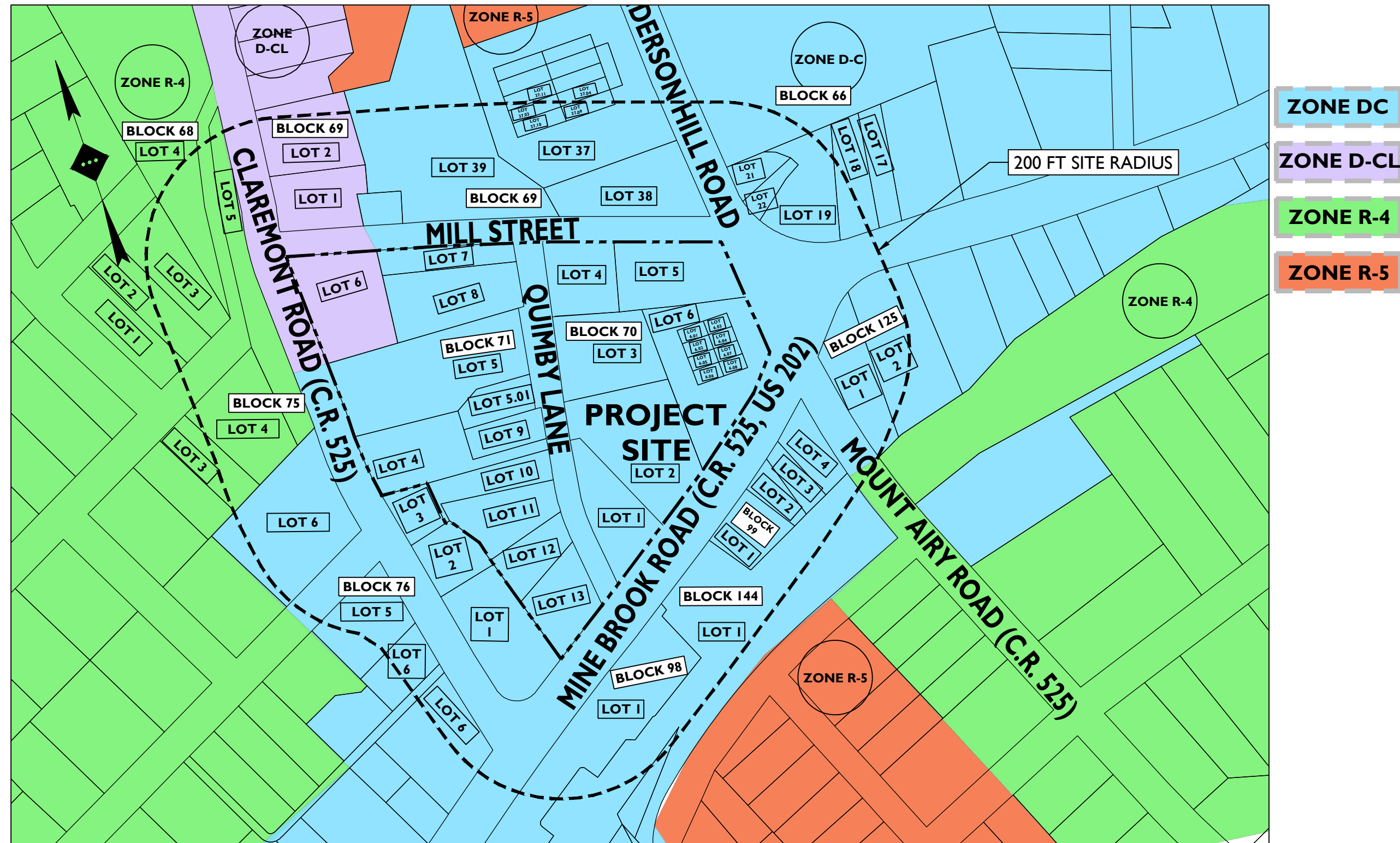
KEY MAP

SCALE: 1" = 2000'±



AERIAL MAP

SCALE: 1" = 150'±

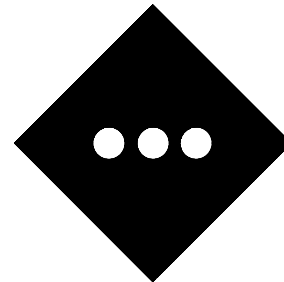


TAX & ZONING MAP

SCALE: 1" = 150'±



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PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - BOUNDARY AND TOPOGRAPHIC SURVEY DATED 03/31/2022 BY STONEFIELD ENGINEERING & DESIGN
 - ARCHITECTURAL PLANS RECEIVED ON 03/31/2021 BY ROBERT A.M. STERN ARCHITECTS
 - AERIAL MAP OBTAINED ON 03/28/2022 FROM GOOGLE EARTH PRO
 - LOCATION MAP OBTAINED ON 03/28/2022 FROM USGS
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX	
DRAWING TITLE	SHEET #
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
SITE PLAN RENDERING	C-3
CIRCULATION PLAN	C-4
GENERAL UTILITY PLAN	C-5

CONCEPTUAL DEVELOPMENT PLAN

ADVANCE REALTY

INVESTORS

QUIMBY LANE REDEVELOPMENT

QUIMBY LANE, LOTS 1 - 6, BLOCK 71, LOTS 4, 5, 5.01, 6, 7, 8, 9,
BLOCK 70, QUIMBY LANE, BERNARDSVILLE
SOMERSET, NJ

BLOCK 70, LOTS 1 - 6; BLOCK 71, LOTS 4, 5, 5.01, 6, 7, 8, 9, 10, 11, 12 & 13
QUIMBY LANE
BOROUGH OF BERNARDSVILLE
SOMERSET, NJ

PAUL D. MUTCH Jr., P.E.
NEW JERSEY LICENSE No. 55094
LICENSED PROFESSIONAL ENGINEER



SCALE: AS SHOWN	PROJECT ID: PRI-220022
-----------------	------------------------

TITLE:

COVER SHEET

DRAWING:

C-1

I	04/07/2022	GC	FOR CLIENT REVIEW
ISSUE	DATE	BY	DESCRIPTION

NOT APPROVED FOR CONSTRUCTION

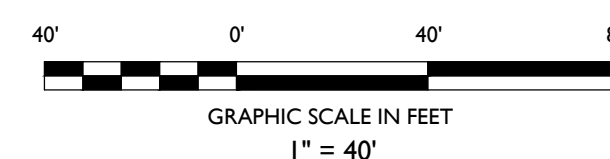
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SYMBOL	DESCRIPTION
	BUILDING
	CONCRETE SIDEWALK / MAT
	ASPHALT / CONCRETE CURB
	DEPRESSED CURB
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CHAIN LINK FENCE
	BOARD-ON-BOARD FENCE
	GUIDE RAIL
	MAST ARM LIGHT POLE
	POLE
	LIGHT POLE
	SIGNS
	WATER VALVE
	GAS VALVE
	FIRE HYDRANT
	DRAIN
	INLET
	MAN HOLE
	BOLLARDS
	MONITORING WELL
	VENT
	SIAMESE CONNECTION
	FIRE DEPARTMENT CONNECTION
	BOX (ELEC. GAS, ETC.)
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	UNDERGROUND ELEC LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	GRADE SPOT SHOT
	TOP OF CURB SHOT
	BOTTOM OF CURB SHOT
	TOP OF WALL SHOT
	BOTTOM OF WALL SHOT
	HANDICAP PARKING
	LANDSCAPING
	PAY METER
	ELEC METER
	GAS METER
	WATER METER
	AIR CONDITIONING UNIT
	DECIDUOUS TREE - DIAMETER NOTED
	CONIFEROUS TREE - DIAMETER NOTED
	PINE TREE - DIAMETER NOTED
	BIKE RACK
	CLEAN OUT
	SURVEY MONUMENT
	IRON PIN
	BENCH MARK
	DETECTABLE WARNING STRIP



CONCEPTUAL DEVELOPMENT PLAN

ADVANCE REALTY INVESTORS

QUIMBY LANE REDEVELOPMENT
BLOCK 70, LOTS 1 - 6; BLOCK 71, LOTS 4, 5, 5.01, 6, 7, 8, 9, 10, 11, 12 & 13
QUIMBY LANE
BOROUGH OF BERNARDSVILLE
SOMERSET, NJ

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NOT APPROVED FOR CONSTRUCTION

[illegible]

PAUL D. MUTCH Jr., P.E.
NEW JERSEY LICENSE No. 55094
LICENSED PROFESSIONAL ENGINEER



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SCALE:	1" = 40'	PROJECT ID: PRI-22002
TITLE:		

EXISTING CONDITIONS PLAN

DRAWING

C-2

Z:\PROJECTS\PRJ22002\ADVANCE REALTY DEVELOPMENT - QUMBY LANE REDEVELOPMENT\QUMBY LANE REDEVELOPMENT\CONCEPTUAL SITE PLAN.DWG



SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED CURB
	PROPOSED BUILDING
	PROPOSED CONCRETE

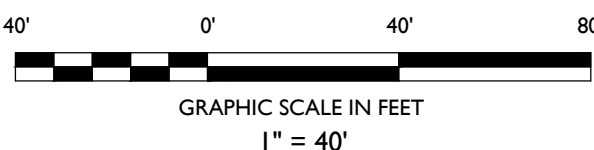
UNIT BREAKDOWN BY FLOOR			
LEVEL			
LEVEL 1	1BR	9	
	2BR	23	
	3BR	4	
L1 TOTAL		36	
LEVEL 2	1BR	15	
	2BR	34	
	3BR	2	
L2 TOTAL		51	
LEVEL 3	1BR	15	
	2BR	31	
	3BR	2	
L3 TOTAL		48	
LEVEL 4	1BR	12	
	2BR	32	
	3BR	2	
L4 TOTAL		46	
LEVEL 5	1BR	7	
	2BR	9	
	3BR	1	
L5 TOTAL		17	
TOTAL UNITS		198	

PARKING		
LEVEL		SPACES
P1	LL1	203
P2	LL2	199
TOTAL PARKING		402

UNIT MIX			
UNIT TYPE	UNIT COUNT	MIX %	SF
3 BR	11	5%	1,300
2 BR	129	65%	1,140
1 BR	58	30%	780
AVERAGE RSF/UNIT			1,040
EFFICIENCY			77%

AREA TAKEOFFS & UNITS COUNTS					
FLOOR	PARK/SERV GSF	RETAIL GSF	RESI GSF	TOTAL GSF	RESI UNITS
FLOOR 5	-	-	20,200	20,200	17
FLOOR 4	-	-	59,600	59,600	46
FLOOR 3	-	-	61,800	61,800	48
FLOOR 2	-	-	65,400	65,400	51
FLOOR 1	-	12,300	36,300	48,600	36
PARKING LL1	61,300	8,200	-	69,500	
PARKING LL2	61,300	4,800	4,600	70,700	LOBBY
TOTAL		198	247,900	395,800	198

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



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CONCEPTUAL DEVELOPMENT PLAN

ADVANCE REALTY
INVESTORS

QUMBY LANE REDEVELOPMENT

BLOCK 70, LOTS 1 - 6; BLOCK 71, LOTS 4, 5, 5.01, 6, 7, 8, 9, 10, 11, 12 & 13
QUMBY LANE
BOROUGH OF BERNARDSVILLE
SOMERSET, NJ

PAUL D. MUTCH Jr., P.E.
NEW JERSEY LICENSE NO. 55094
LICENSED PROFESSIONAL ENGINEER

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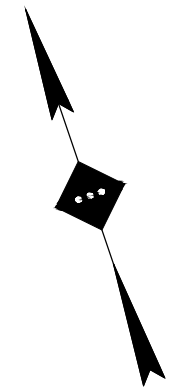
SCALE: 1" = 40' PROJECT ID: PRI-220022

TITLE:

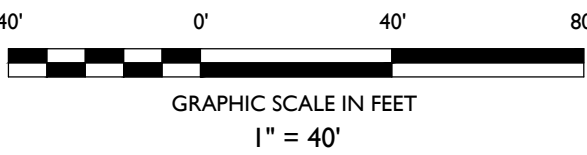
SITE PLAN RENDERING

DRAWING:

C-3



<u>SYMBOL</u>	<u>DESCRIPTION</u>
	PROPERTY LINE
	PRIMARY VEHICULAR CIRCULATION PATH
	SECONDARY VEHICULAR CIRCULATION PATH
	PEDESTRIAN CIRCULATION PATH
	IMPROVEMENT TO EXISTING TRANSPORTATION SYSTEM
	EMERGENCY VEHICLE ACCESS PATH



CONCEPTUAL DEVELOPMENT PLAN					
ADVANCE REALTY INVESTORS					
QUIMBY LANE REDEVELOPMENT					
BLOCK 70, LOTS 1 - 6; BLOCK 71, LOTS 4, 5, 5.01 - 6, 7, 8, 9, 10, 11, 12 & 13 QUIMBY LANE BOROUGH OF BERNARDSVILLE SOMERSET, NJ					
PAUL D. MUTCH Jr., P.E. NEW JERSEY LICENSE No. 55094 LICENSED PROFESSIONAL ENGINEER					
 STONEFIELD engineering & design					
SCALE:		1" = 40'			
PROJECT ID:		PRI-220022			
TITLE: CIRCULATION PLAN					
DRAWING: C-4					

