

PRELIMINARY AND FINAL SITE PLAN SUBMISSION

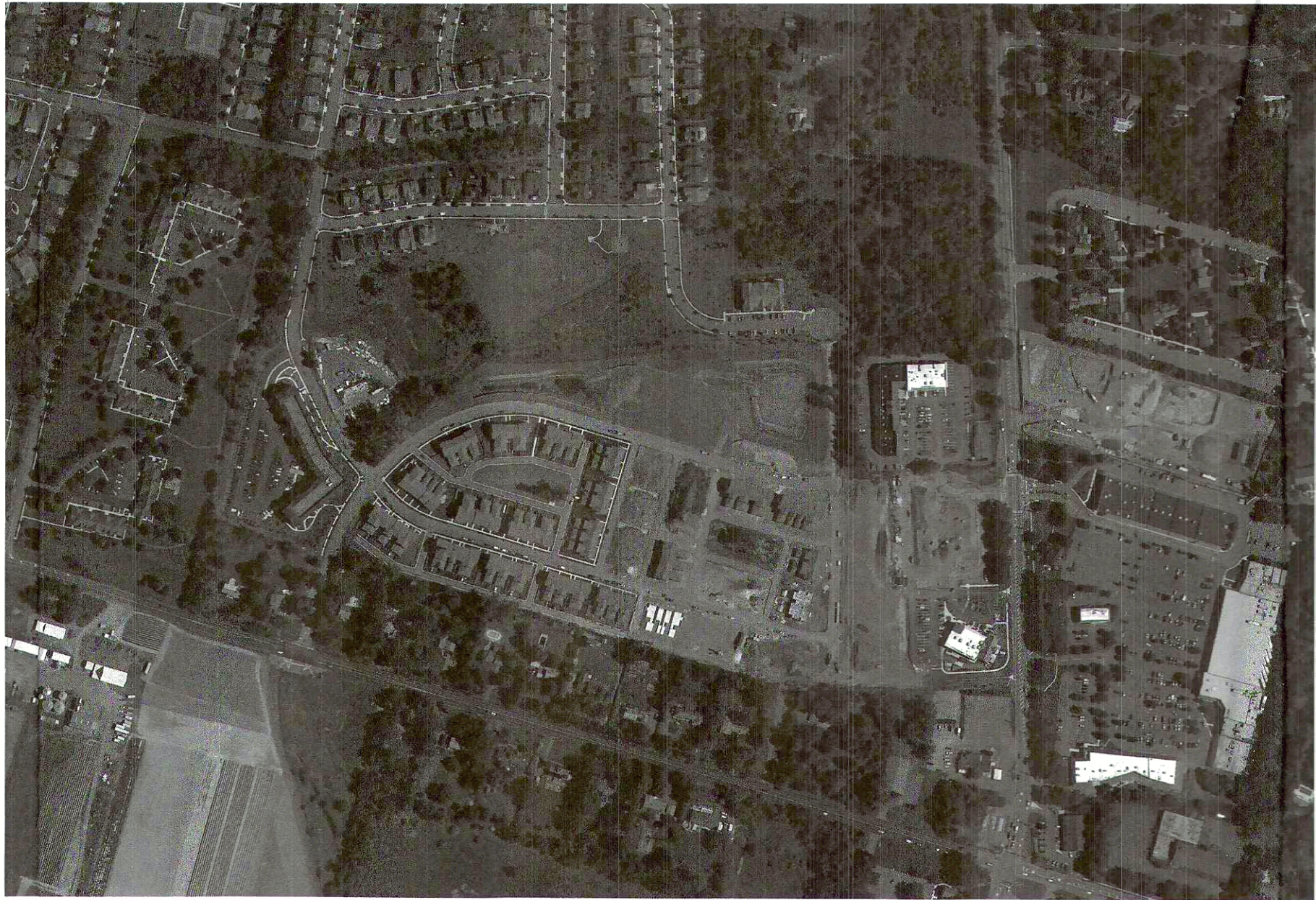
MONTGOMERY CROSSING

PROPOSED CONDO BUILDINGS
BLOCK 28005, LOT 66
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY



ILLUSTRATIVE PERSPECTIVE

PROJECT UNIT MIX:
TOTAL PROJECT



LOCATION MAP
NTS

PROJECT DATA

BLOCK / LOT:	BLOCK 28006, LOT 66
ZONING DISTRICT:	PMUD
LOT AREA:	XXX SF (XXXACRES)
BUILDING HEIGHT:	3 STORIES
BUILDING FOOTPRINT:	8,140 SF
DWELLING UNITS:	20 DU
GARAGE PARKING:	20 SPACES

SHEET INDEX

C-01	COVER SHEET
A-01	SITE PLAN
A-02	GROUND FLOOR PLAN
A-03	SECOND FLOOR PLAN
A-04	THIRD FLOOR PLAN
A-05	BUILDING ELEVATIONS
A-06	BUILDING ELEVATIONS
A-07	TYPICAL UNIT PLANS
A-08	TYPICAL UNIT PLANS

PLANNING BD. APPROVAL

PRELIMINARY AND FINAL SITE PLAN APPROVAL IS
HEREBY GRANTED TO THIS SITE PLAN BY THE
PLANNING BOARD OF THE CITY OF XXXX,
NEW JERSEY, THIS __ DAY OF _____ 2023.

Board Chairman

Board Secretary

Board Engineer

PREPARED BY:

MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

DM

MONTGOMERY CROSSING
MONTGOMERY CROSSING, SOMERSET COUNTY, NEW JERSEY
BLOCK 28006, LOT 66

PREPARED FOR:

SHARBELL

ISSUE:	FOR:
DATE:	
06-23-2023	PRELIM & FINAL SITE PLAN

C-01
COVER SHEET

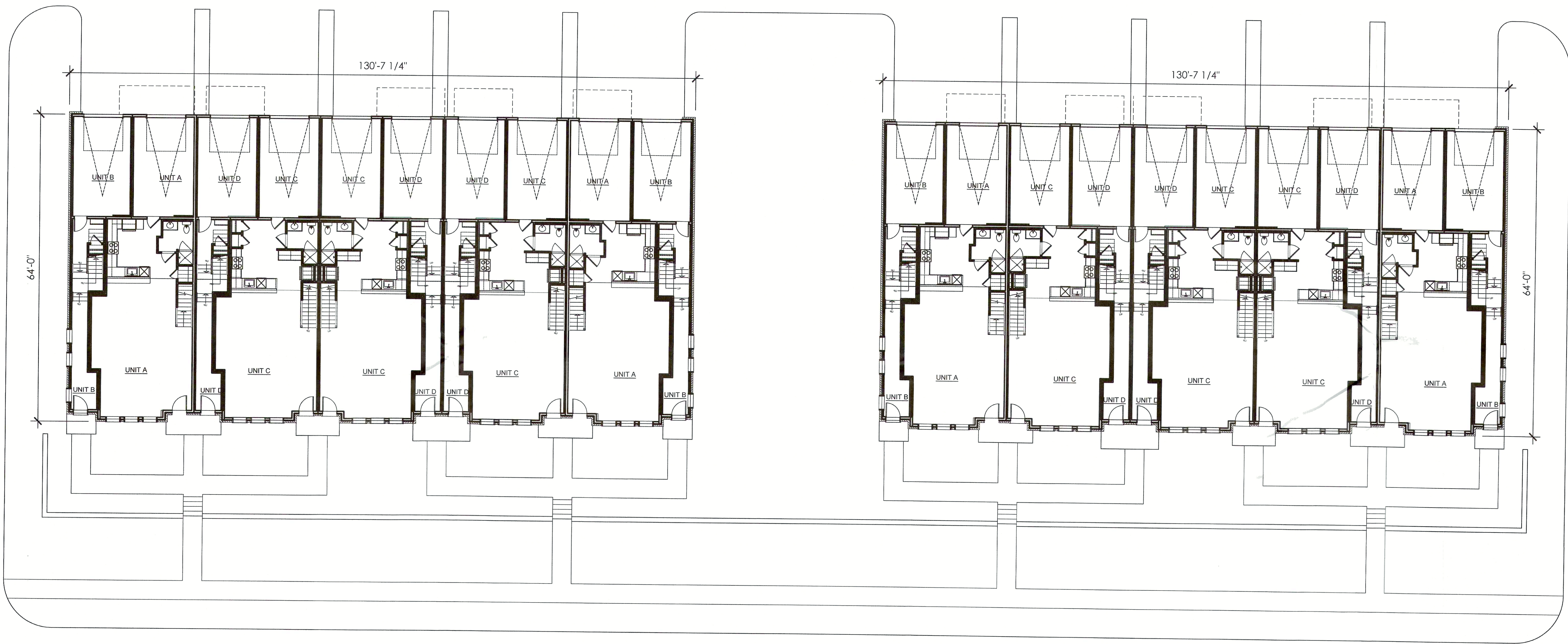
UNITS

RESIDENTIAL	
2 BEDROOM:	10 DU 50%
3 BEDROOM:	10 DU 50%

TOTAL: 20 DU

PARKING	
GARAGE	20 SP
DRIVEWAY	20 SP
SURFACE	10 SP

TOTAL: 50 SP



VILLAGE DRIVE

01 SITE PLAN
SCALE: 3/32" = 1'-0"

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BLOCK 28006, LOT 66

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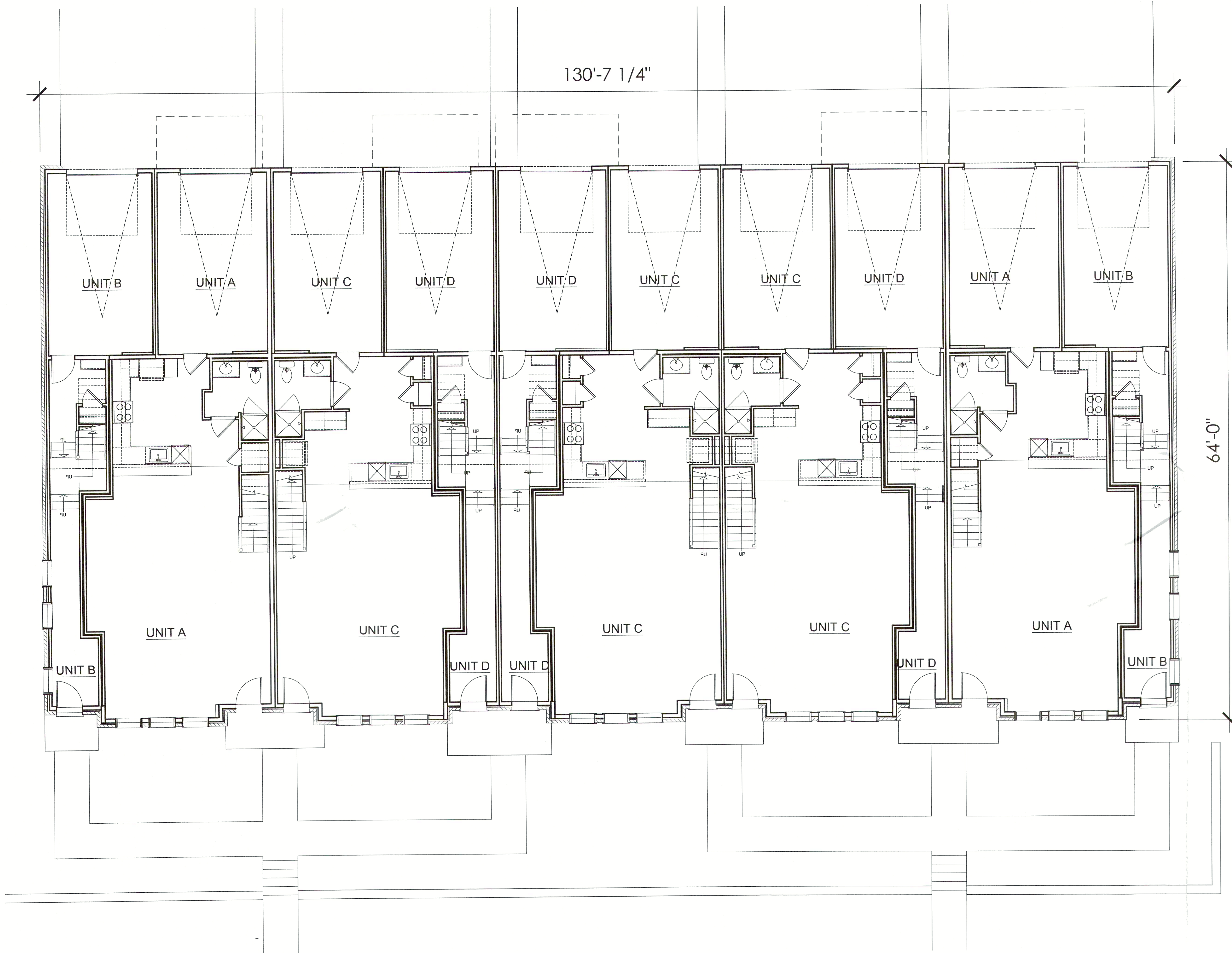


ISSUE:	FOR:
DATE:	
06-23-2023	PRELIM & FINAL SITE PLAN



A-01

BUILDING PLAN



01 GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"

UNITS		
RESIDENTIAL		
2 BEDROOM:	5 DU	50%
3 BEDROOM:	5 DU	50%
TOTAL:	10 DU	
PARKING		
GARAGE	10 SP	
DRIVEWAY	10 SP	
SURFACE	5 SP	
TOTAL:	25 SP	

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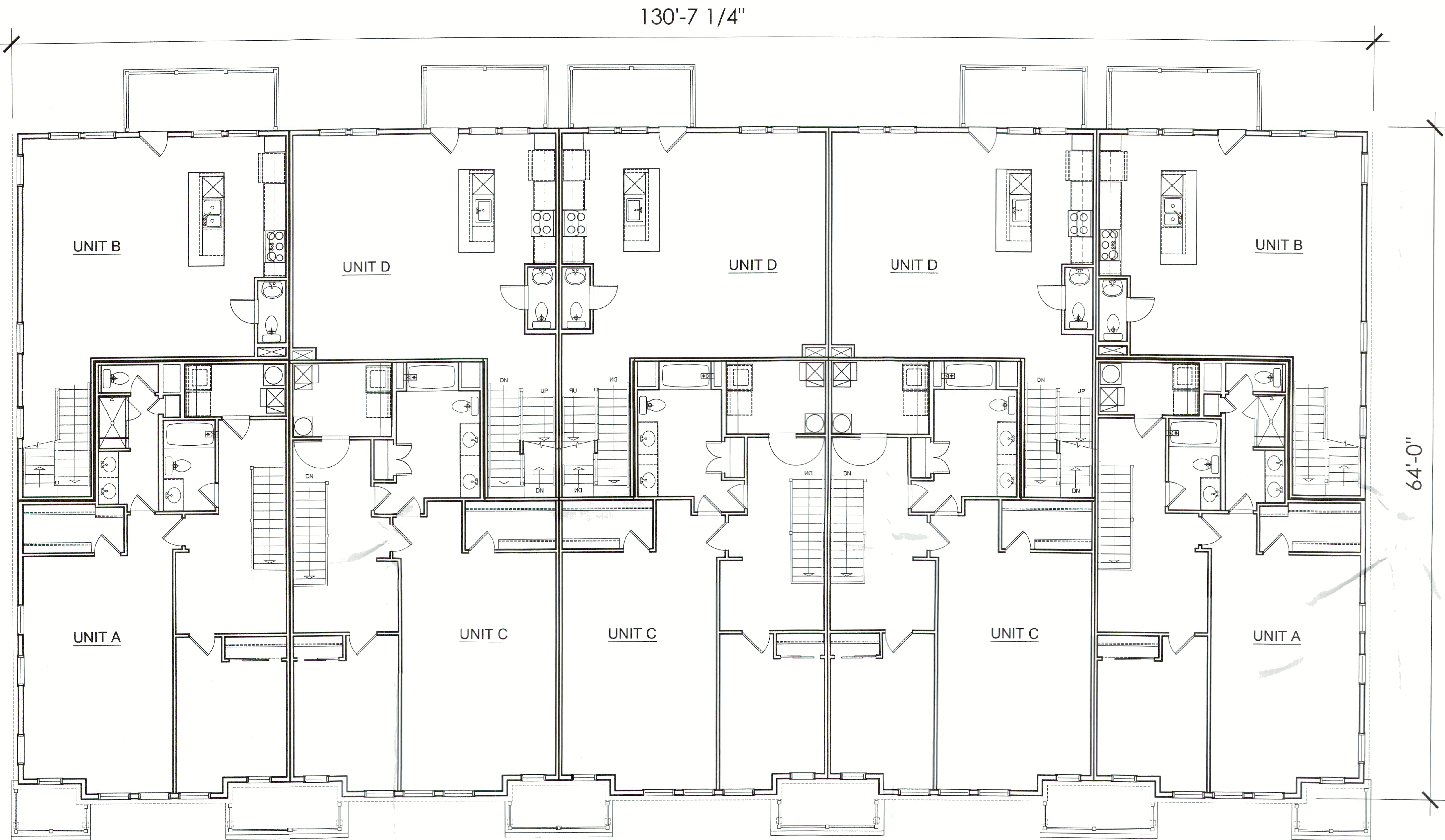
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A-02
BUILDING PLAN



01 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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BLOCK 28006, LOT 66

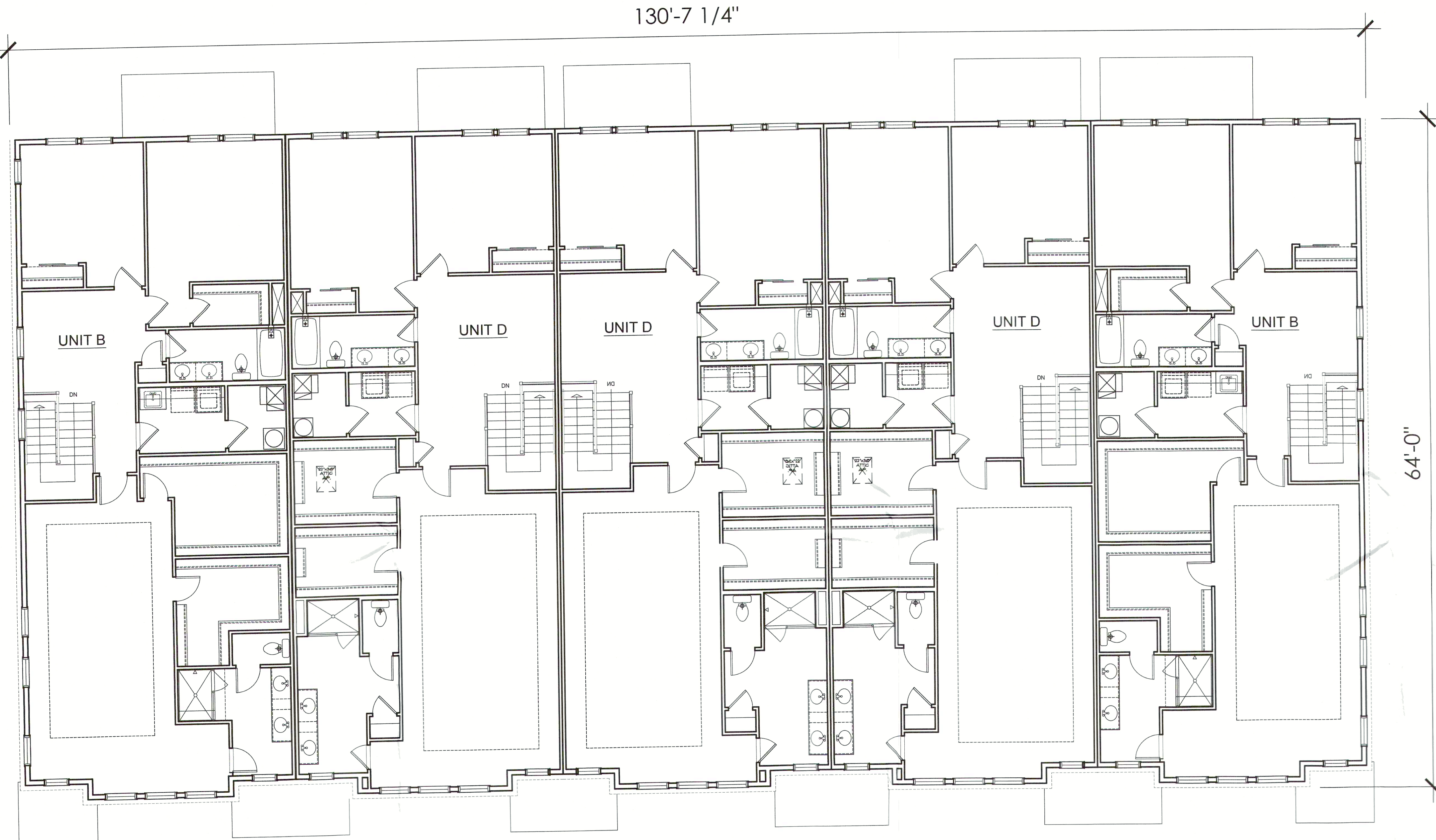
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A-03

BUILDING PLAN



01 THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

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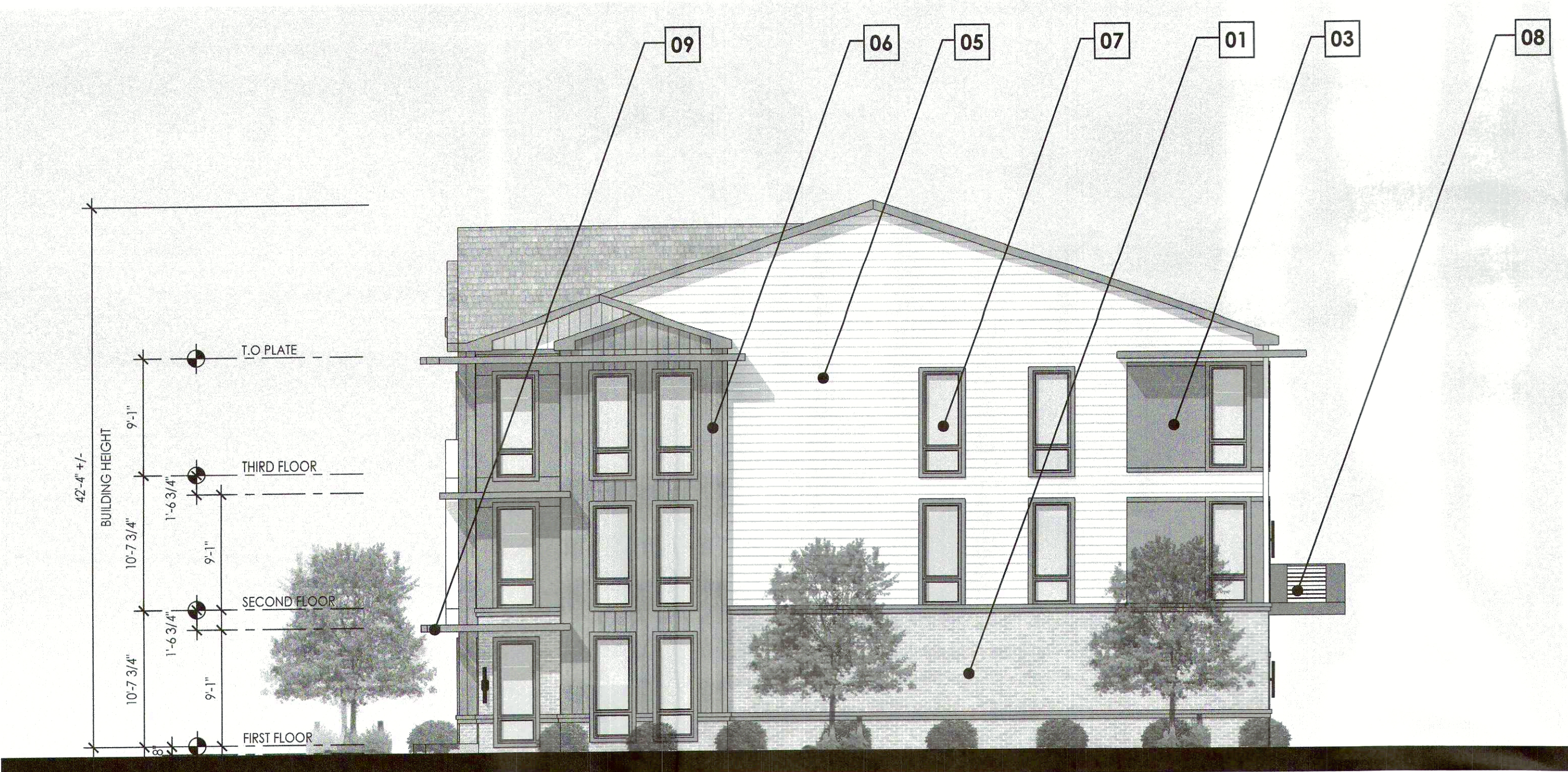
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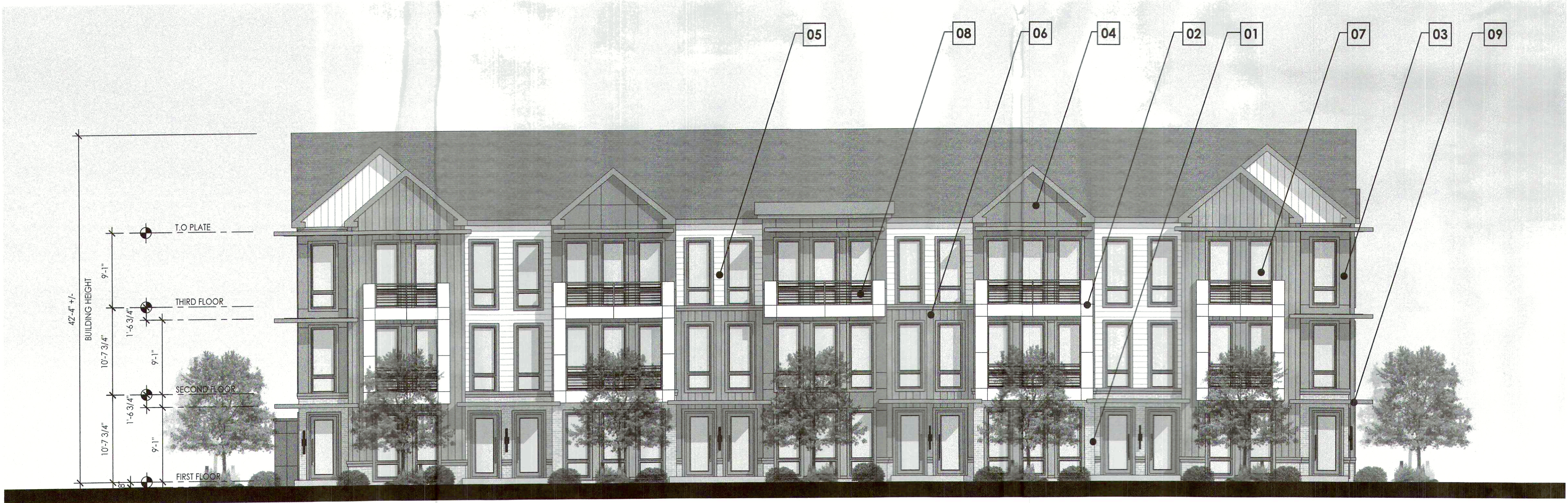
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A-04
BUILDING PLAN

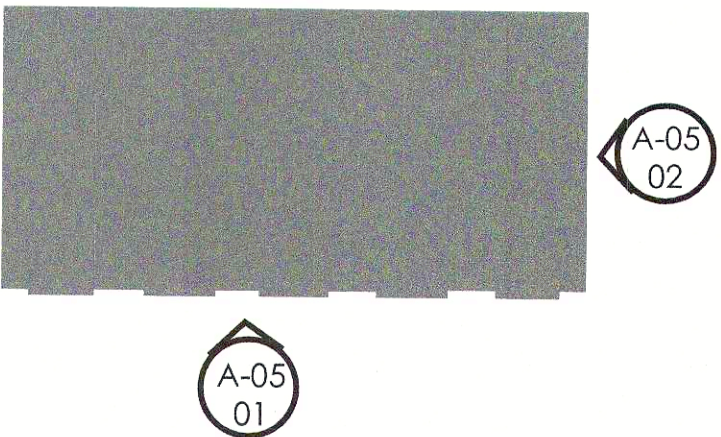


02 EAST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



01 SOUTH BUILDING ELEVATION
SCALE: 3/16" = 1'-0"

KEY PLAN:



MATERIALS KEY:

- 01 BRICK VENEER
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 FIBER CEMENT LAP SIDING
- 06 WOOD PANEL
- 07 ARCHITECTURAL VINYL WINDOW
- 08 ARCHITECTURAL METAL RAILING
- 09 ARCHITECTURAL METAL CANOPY
- 10 ARCHITECTURAL GARAGE DOOR

NOTES:

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

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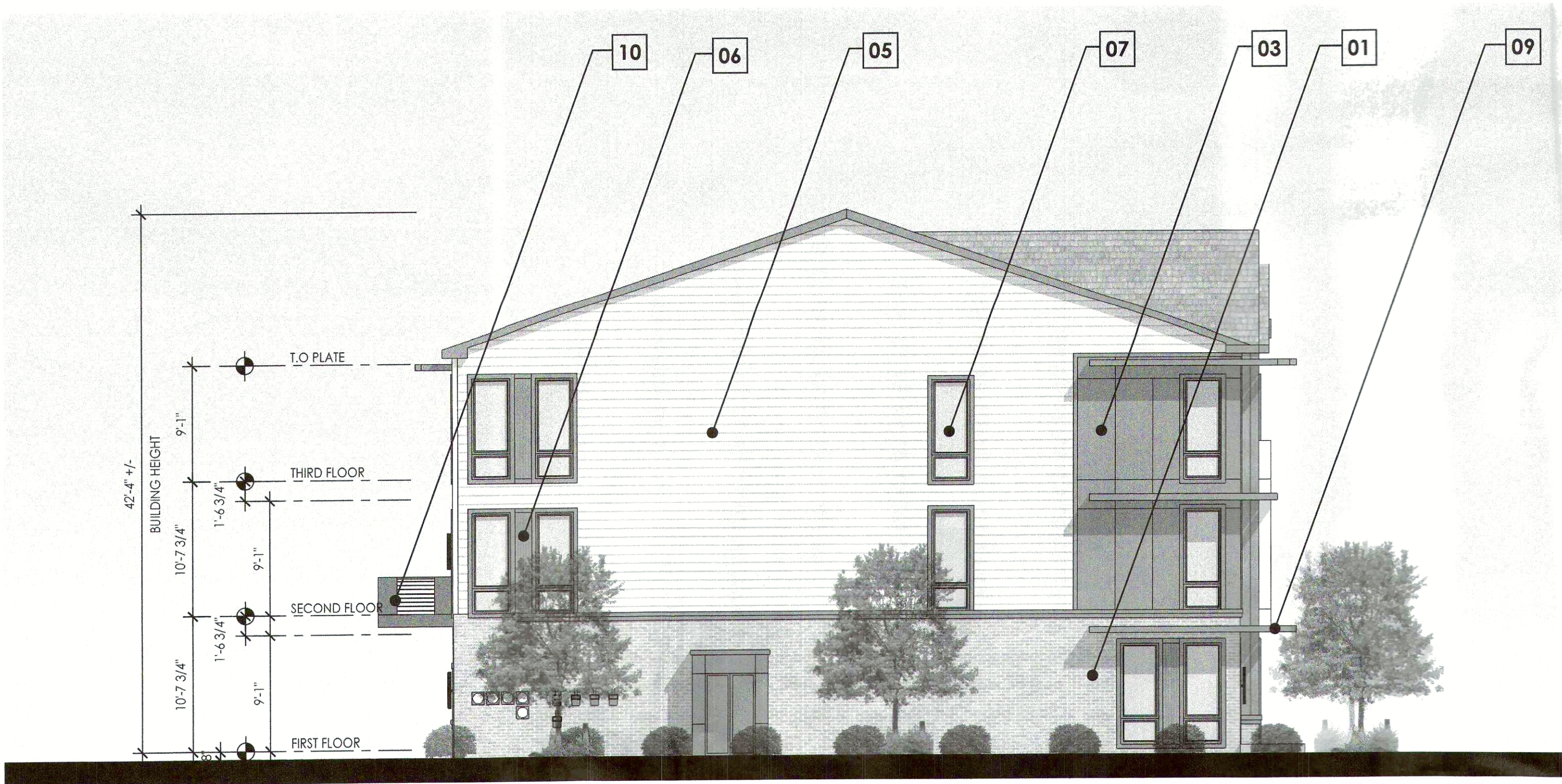
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A-05
BUILDING ELEVATIONS

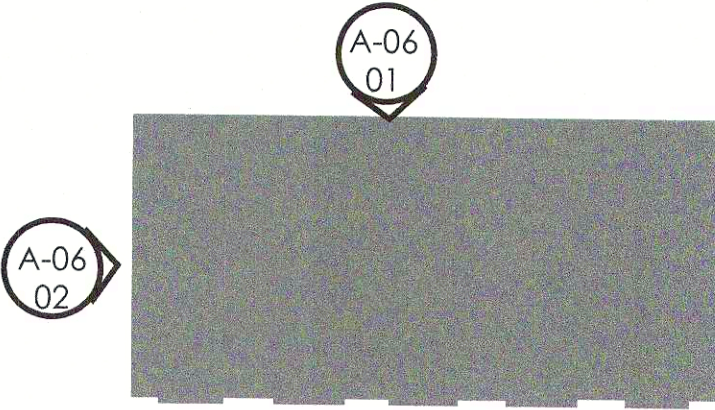


02 WEST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



01 NORTH BUILDING ELEVATION
SCALE: 3/16" = 1'-0"

KEY PLAN:



MATERIALS KEY:

- 01 BRICK VENEER
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
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- 05 FIBER CEMENT LAP SIDING
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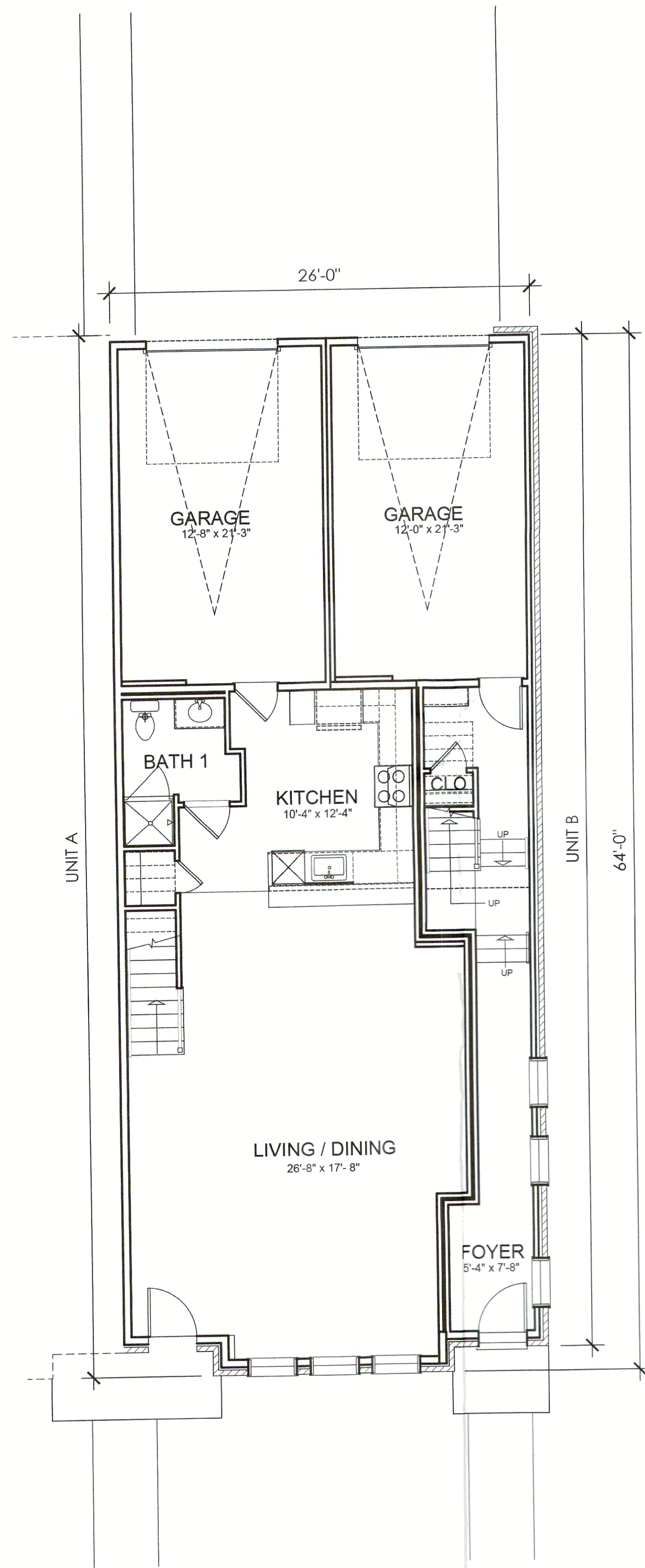
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A-06

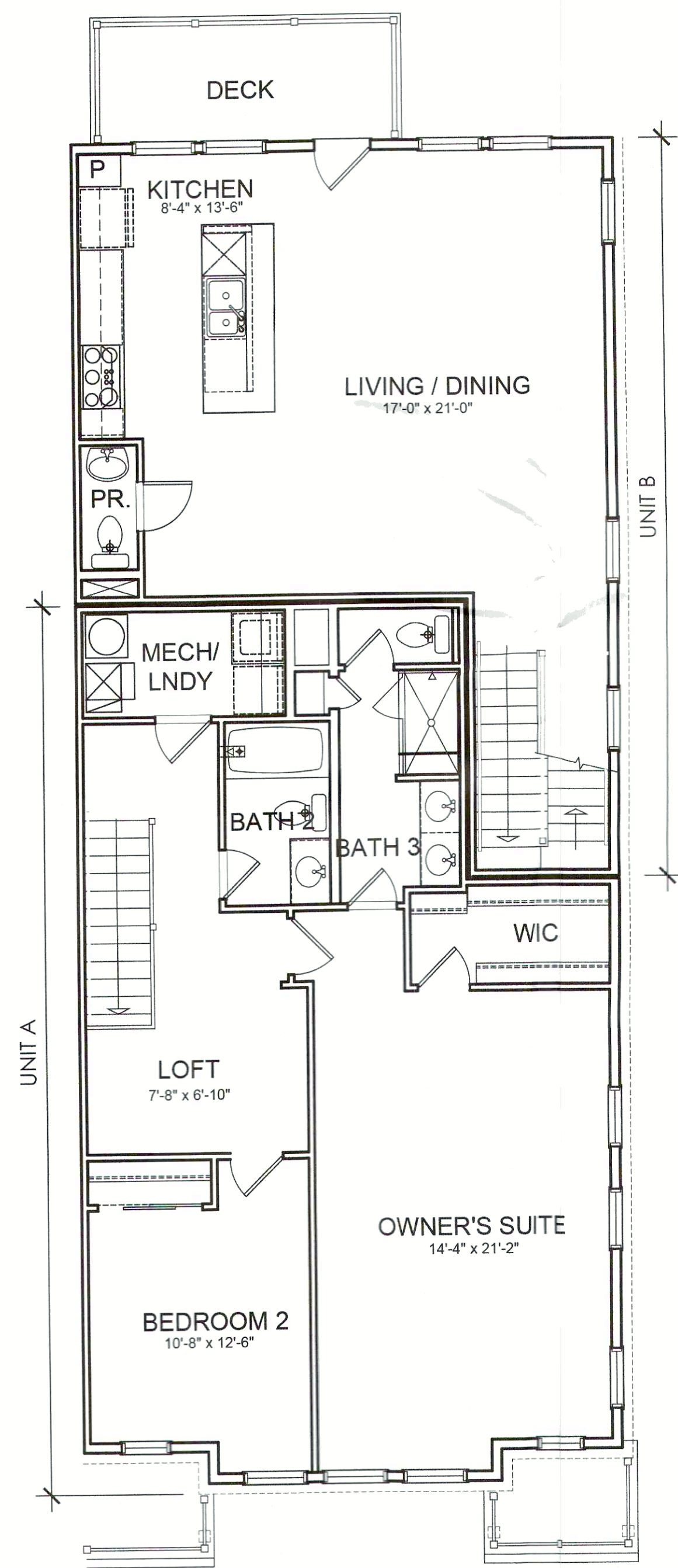
BUILDING ELEVATIONS

UNIT A
(1,775 SF)

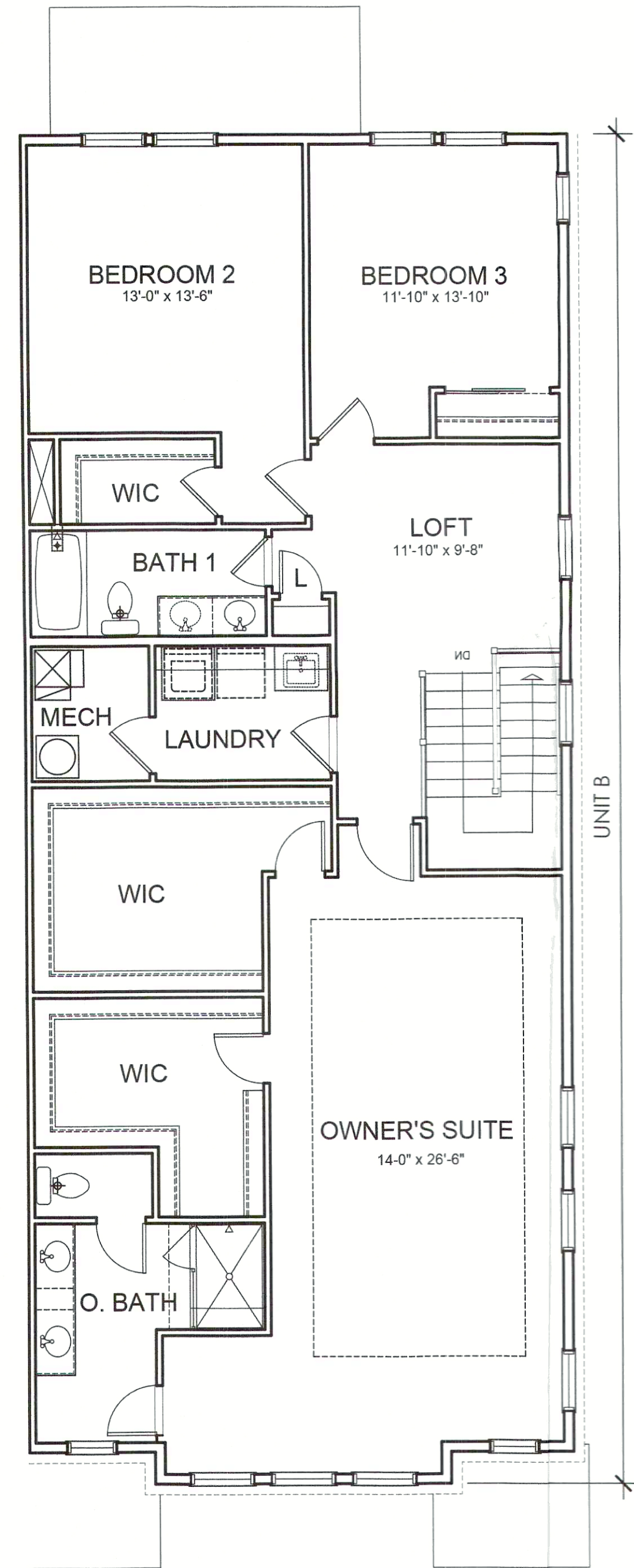
UNIT B
(2,390 SF)



01 GROUND FLOOR PLAN - A&B
SCALE: 1/4" = 1'-0"



02 SECOND FLOOR PLAN - A&B
SCALE: 1/4" = 1'-0"



03 THIRD FLOOR PLAN - A&B
SCALE: 1/4" = 1'-0"

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BY: *DM*

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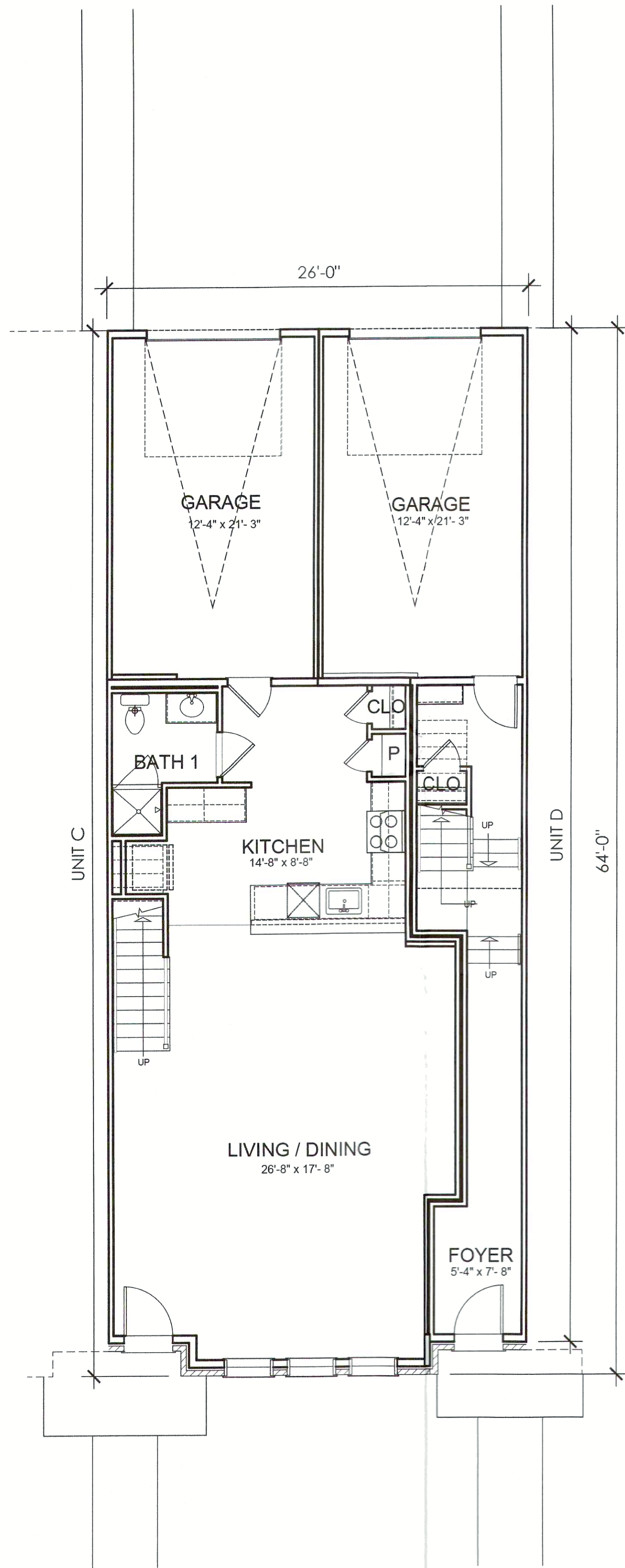
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A-07

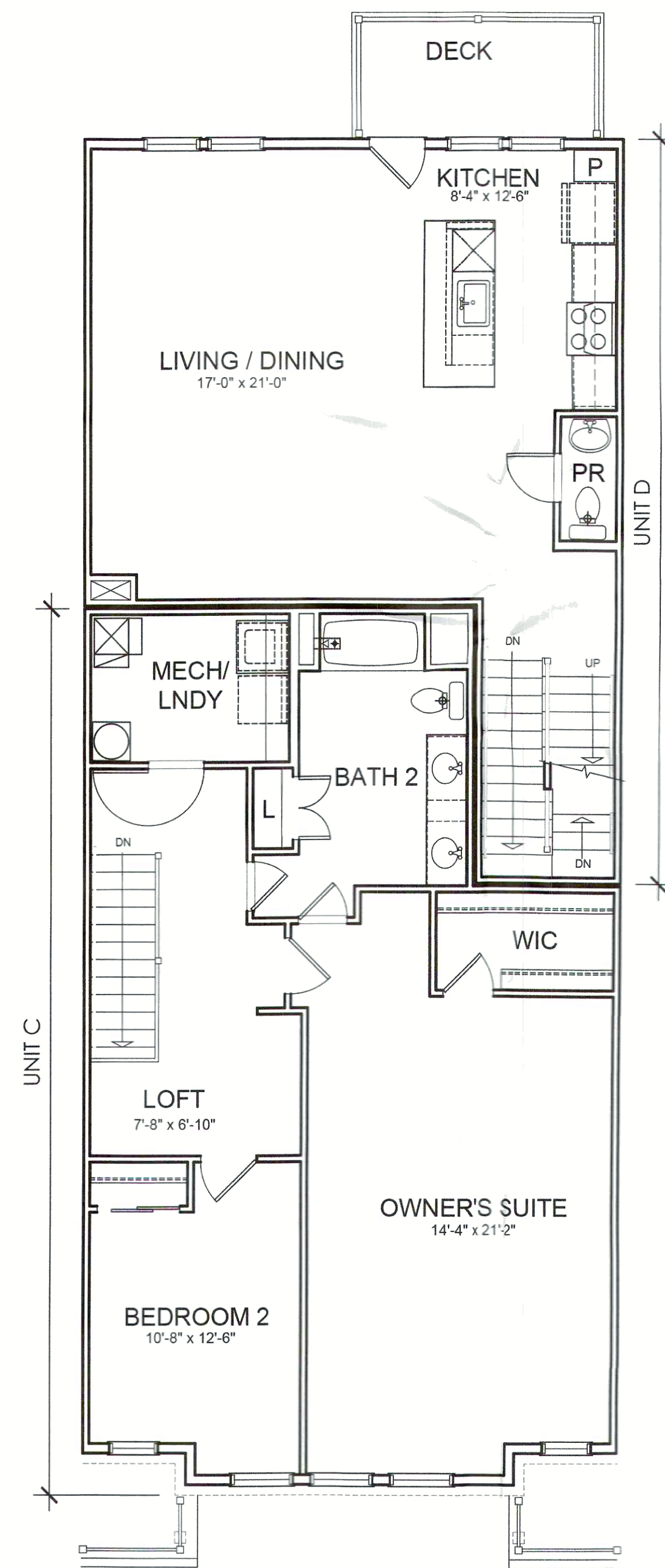
TYPICAL UNIT PLANS

UNIT C
(1,775 SF)

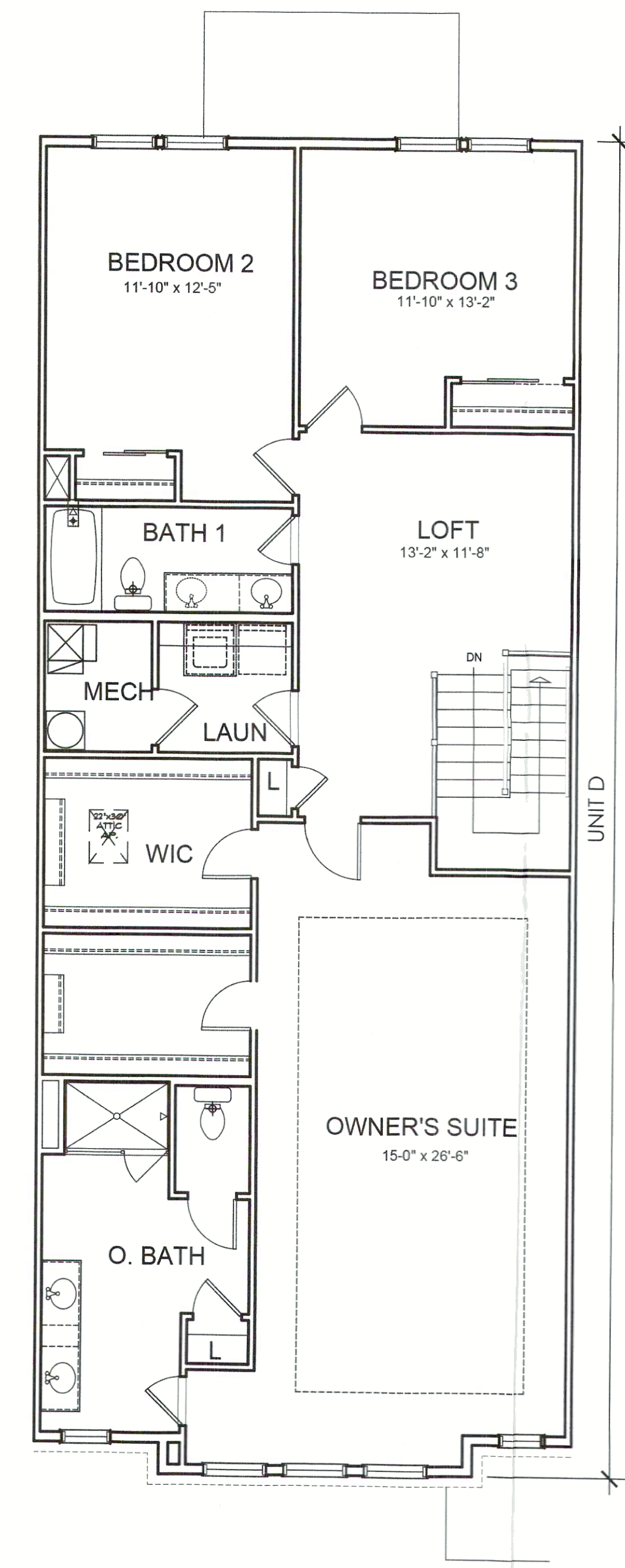
UNIT D
(2,390 SF)



01 GROUND FLOOR PLAN - C&D
SCALE: 1/4" = 1'-0"



02 SECOND FLOOR PLAN - C&D
SCALE: 1/4" = 1'-0"



03 THIRD FLOOR PLAN - C&D
SCALE: 1/4" = 1'-0"

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A-08

TYPICAL UNIT PLANS