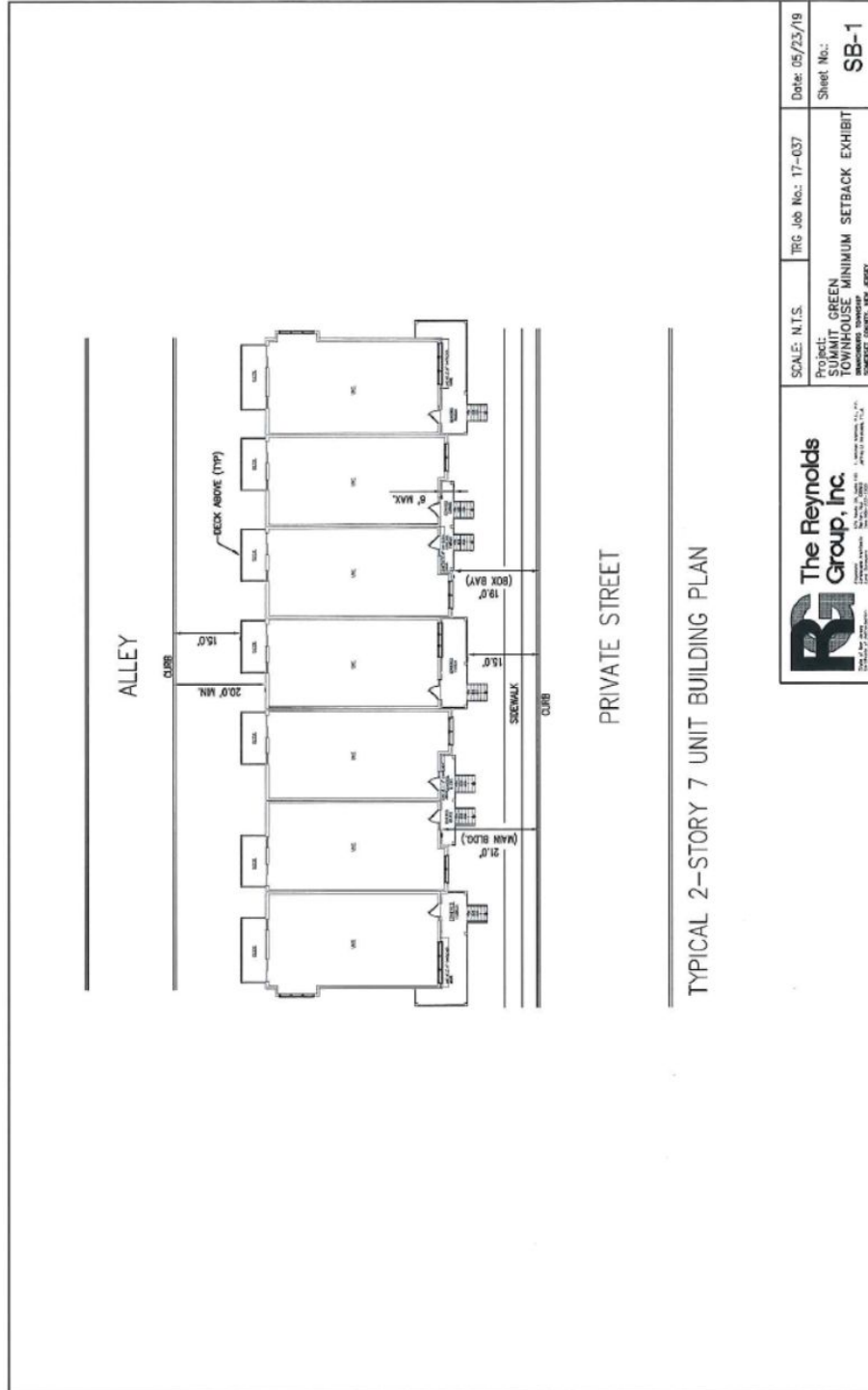


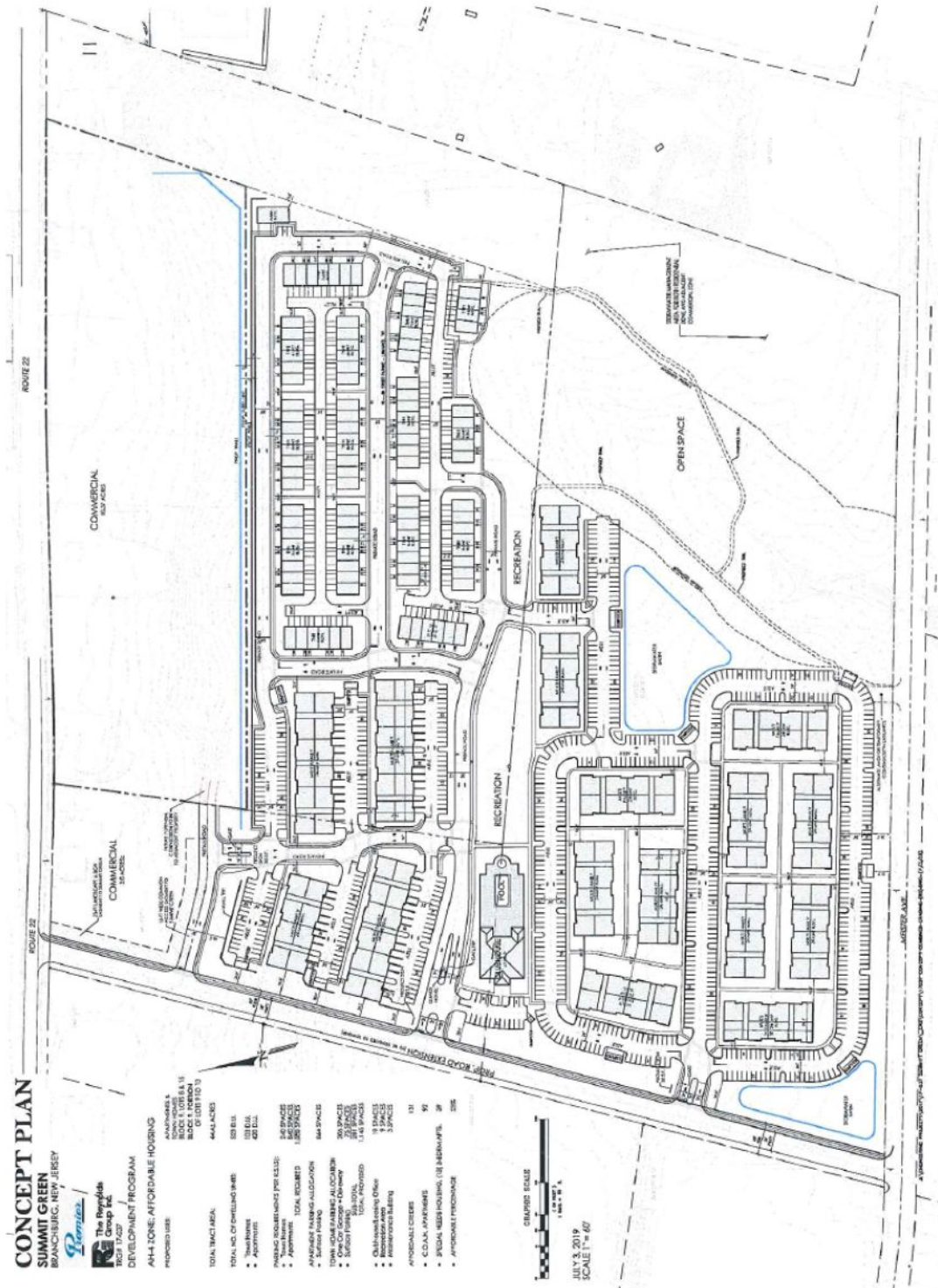
LAND DEVELOPMENT ORDINANCE

LD Attachment 4

**AH -4 —Route 22 Planned Residential/Affordable Housing 4 Zone
[Added 8-26-2019 by Ord. No. 2019-1358]**



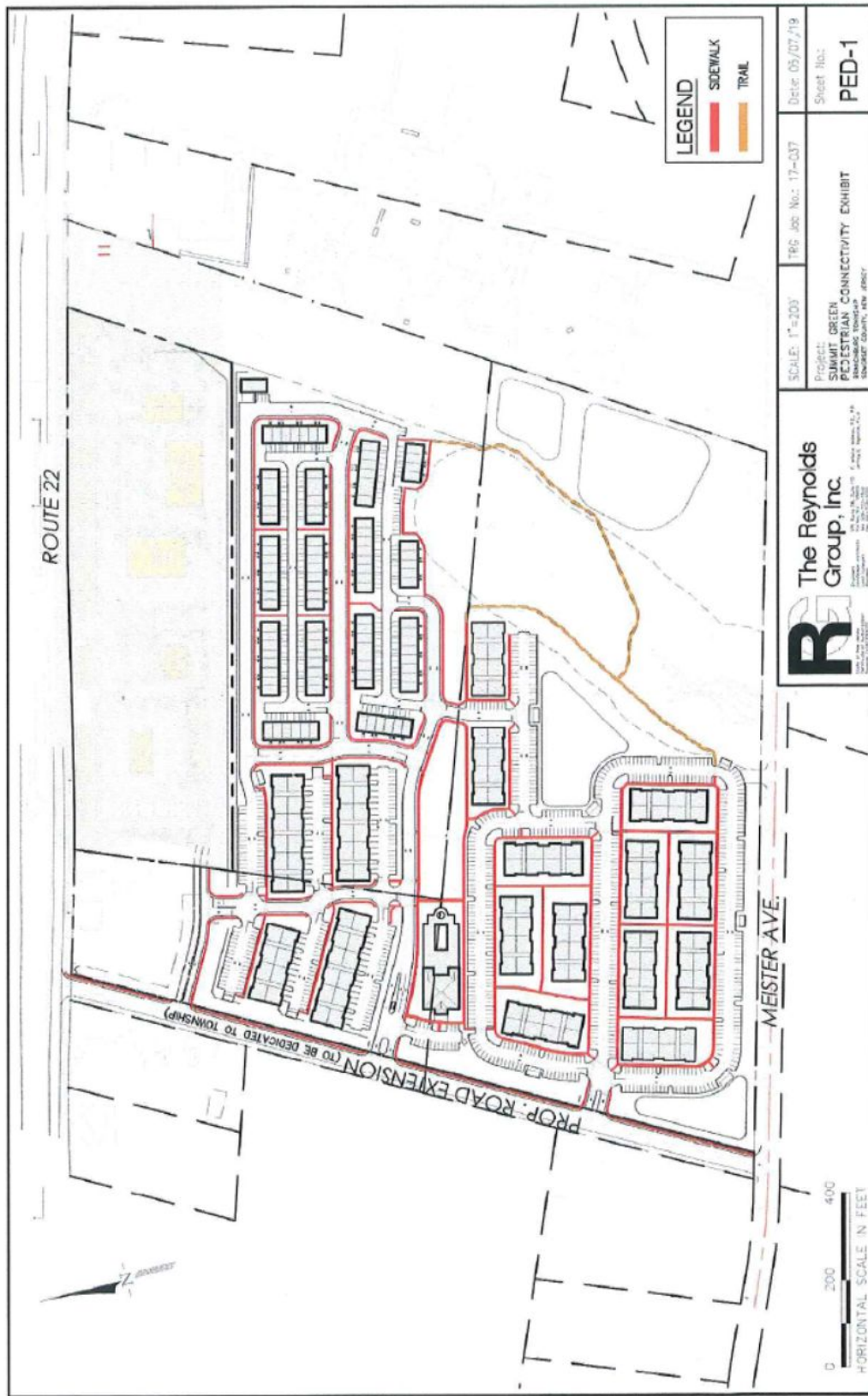
LAND DEVELOPMENT ORDINANCE



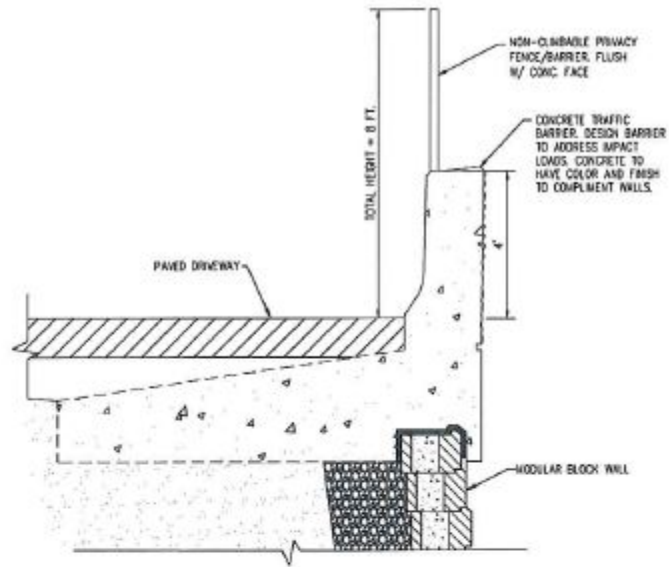
BRANCBURG CODE



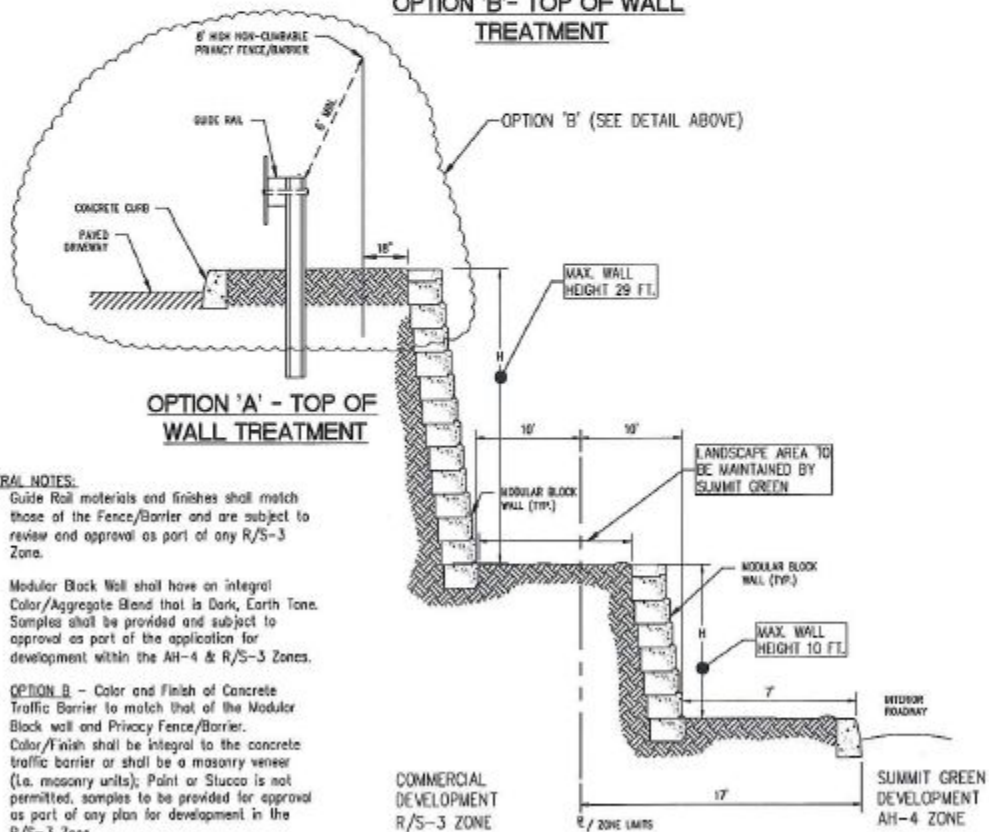
LAND DEVELOPMENT ORDINANCE



BRANCHBURG CODE



OPTION 'B'- TOP OF WALL TREATMENT




GENERAL NOTES:

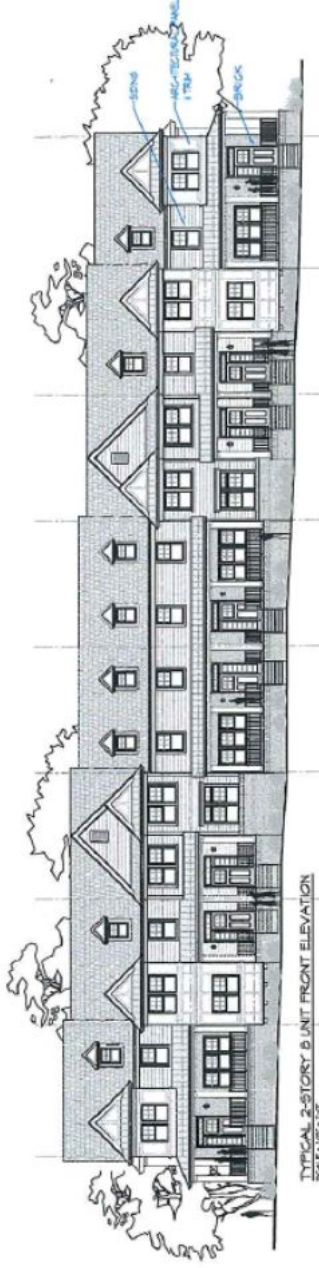
1. Guide Rail materials and finishes shall match those of the Fence/Barrier and are subject to review and approval as part of any R/S-3 Zone.
2. Modular Block Wall shall have an integral Color/Aggregate Blend that is Dark, Earth Tone. Samples shall be provided and subject to approval as part of the application for development within the AH-4 & R/S-3 Zones.
3. **OPTION B** - Color and Finish of Concrete Traffic Barrier to match that of the Modular Block wall and Privacy Fence/Barrier. Color/Finish shall be integral to the concrete traffic barrier or shall be a masonry veneer (i.e. masonry units); Paint or Stucco is not permitted, samples to be provided for approval as part of any plan for development in the R/S-3 Zone.
4. **OPTION A & B** - Privacy Fence/Barrier shall be solid corten steel panels, finished on both sides; supports shall be "in line" with panels such that neither side is perceived as the "back" or "unfinished" side. Details and materials samples to be provided to the Township subject to approval of the Planning Board as part of any R/S-3 development.

**WALL EXHIBIT AT PROPERTY LINE
BETWEEN AH-4 ZONE AND R/S-3 ZONE**

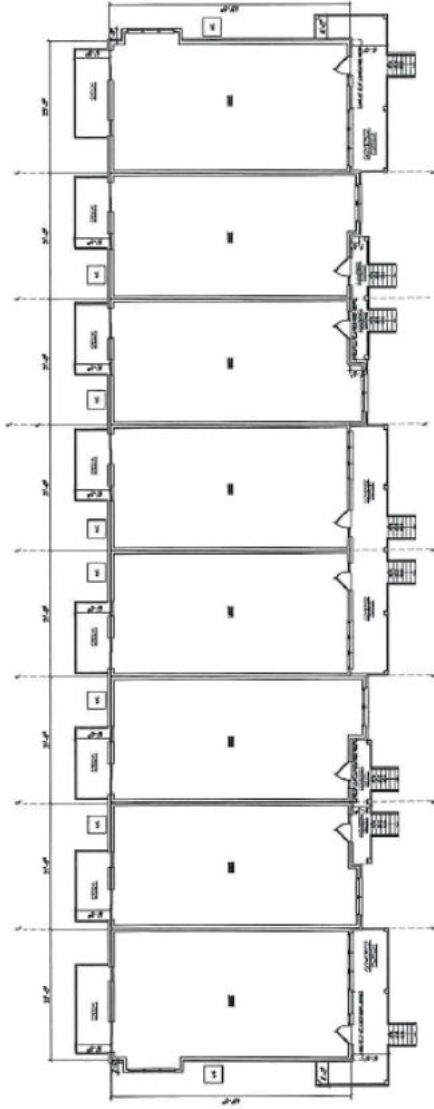
July 8, 2019
Rev. July 10, 2019

LAND DEVELOPMENT ORDINANCE

 <p>APPEL DESIGN GROUP ARCHITECTS</p>	<p>BRANCHBURG, NJ PREMIER HOMES SUMMIT GREEN</p>	<p>PRELIMINARY</p>	<p>ALLEY TH BLD PLAN/ ELEV.</p>	<p>PB-1.1</p>
<p>DATE: 03/11/2021 DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] PROJECT NO: [REDACTED]</p>				




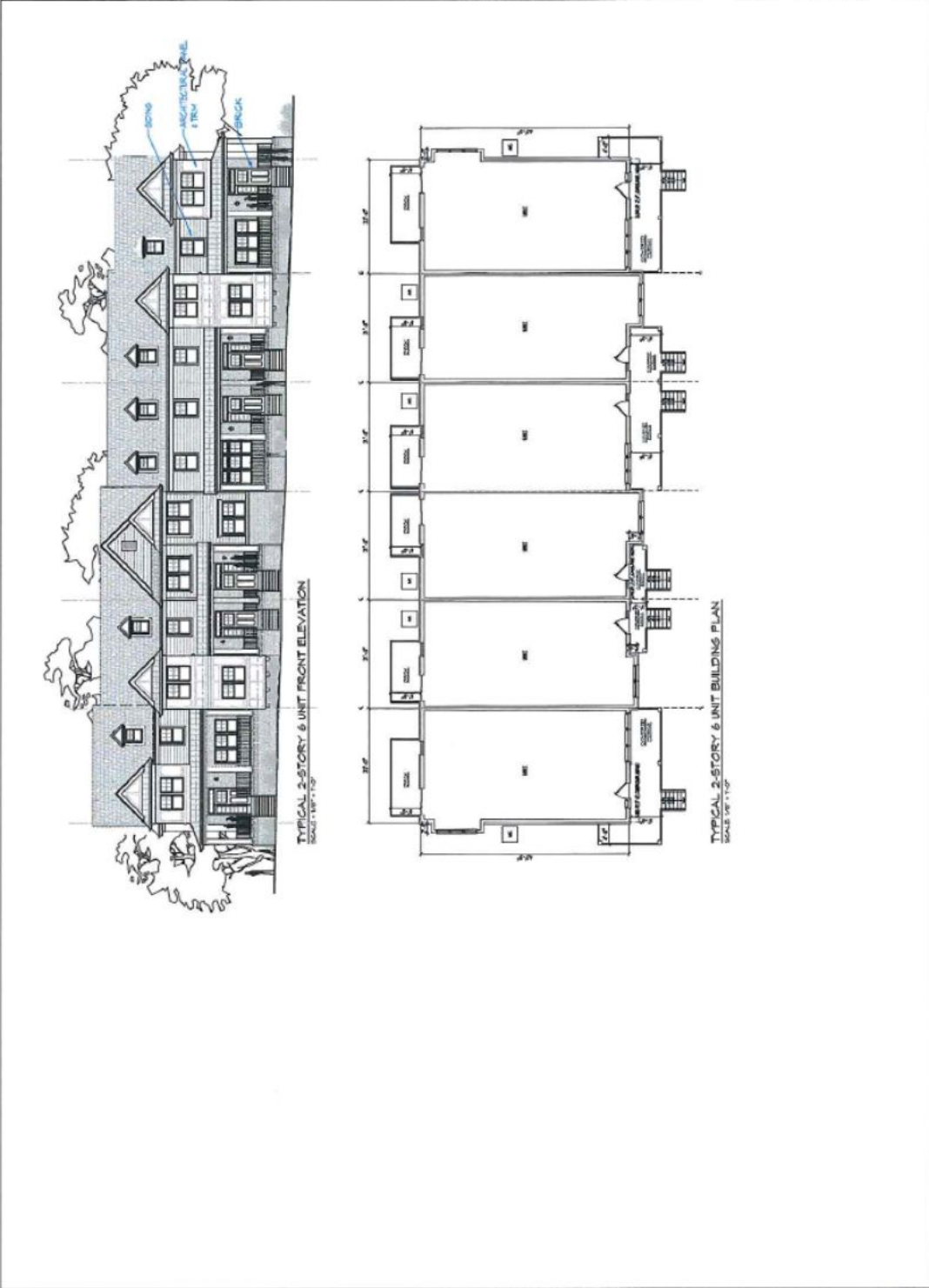
TYPICAL 2-STORY 8 UNIT FRONT ELEVATION
SCALE: 1/8" = 1'-0"



TYPICAL 2-STORY 8 UNIT BUILDING PLAN
SCALE: 1/8" = 1'-0"

BRANCBURG CODE


 <p>Appel Design Circle ARCHITECTS 1000 W. 10th Street Summit Green, NJ 07981 Tel: 908.233.2200</p>	<p>BRANCBURG, NJ SUMMIT GREEN PREMIER HOMES</p>	<p>NO. 00000000 DATE: 03.15.21 DRAWN BY: JLD CHECKED BY: JLD SCALE: AS SHOWN</p>	<p>PRELIMINARY APPROVED BY: JLD DATE: 03.15.21</p> <p>ALLEY TH BLD PLAN/ ELEV.</p> <p>PROJECT NO.: CLIENT: PREMIER DATE: 03.15.21</p>	<p>PB-1.2 N/A</p>
--	---	--	---	-----------------------

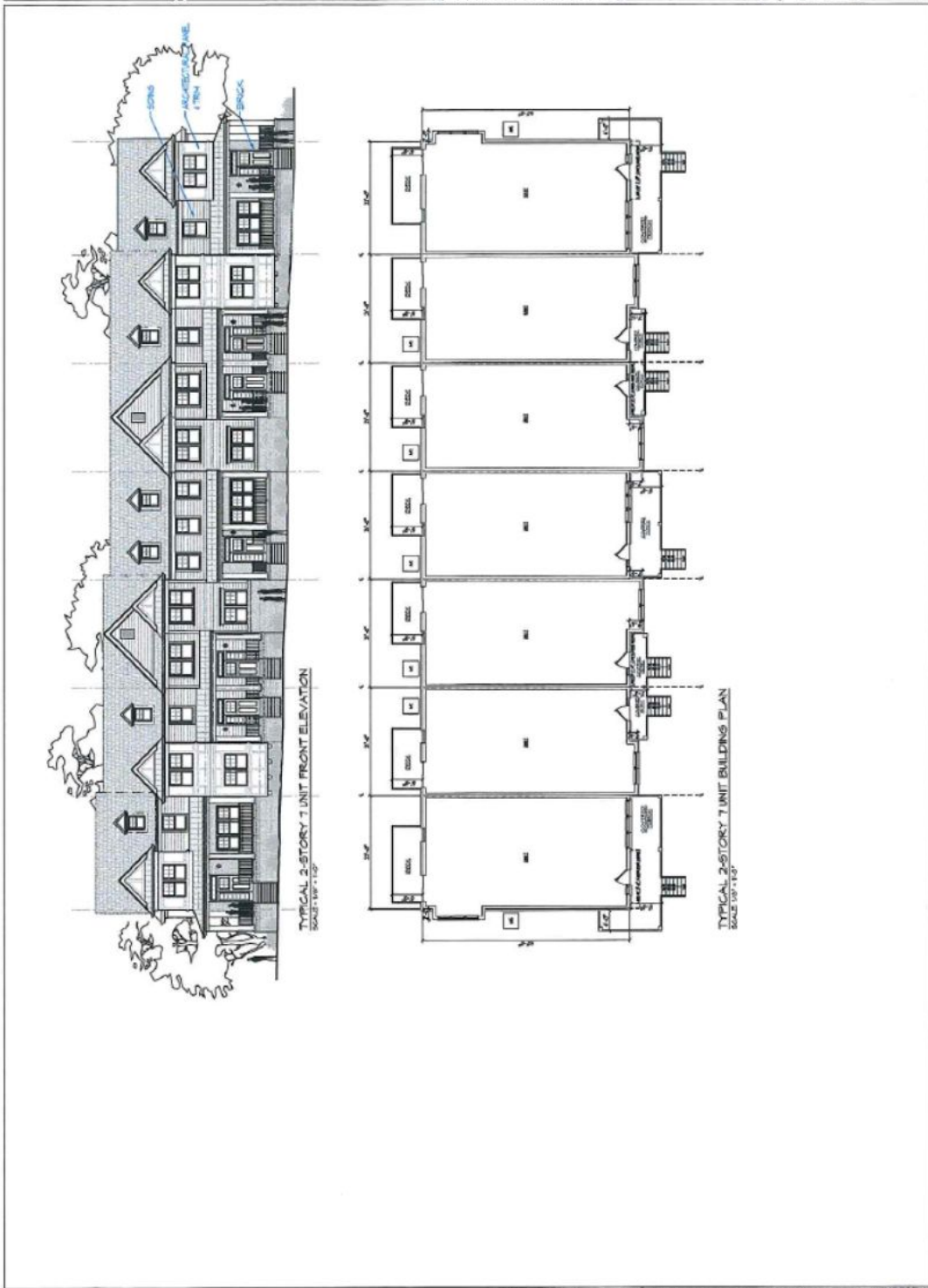


TYPICAL 2-STORY 6 UNIT FRONT ELEVATION
SCALE 1/8" = 1'-0"

TYPICAL 2-STORY 6 UNIT BUILDING PLAN
SCALE 1/8" = 1'-0"

LAND DEVELOPMENT ORDINANCE


 <p>Appel Design Group ARCHITECTS 1000 HIGHLAND AVE., SUITE 200 BRANCHBURG, NJ 08862 TEL: 908.528.8800</p>	<p>BRANCHBURG, NJ PREMIER HOMES SUMMIT GREEN</p>	<p>NO. 08862 SHEET NO. 02 DATE: 02.25.21 SCALE: AS SHOWN DESIGNED BY: [REDACTED] CHECKED BY: [REDACTED]</p>	<p>PRELIMINARY</p> <p>ALLEY TH BLDG FLAN/ELEV.</p> <p>DATE: 02.25.21 SCALE: AS SHOWN DESIGNED BY: [REDACTED] CHECKED BY: [REDACTED]</p>	<p>PB-1.3 N/A</p>
--	---	---	--	------------------------------



TYPICAL 2-STORY 7 UNIT FRONT ELEVATION
SCALE: 1/8"=1'-0"

TYPICAL 2-STORY 7 UNIT BUILDING PLAN
SCALE: 1/8"=1'-0"


LAND DEVELOPMENT ORDINANCE

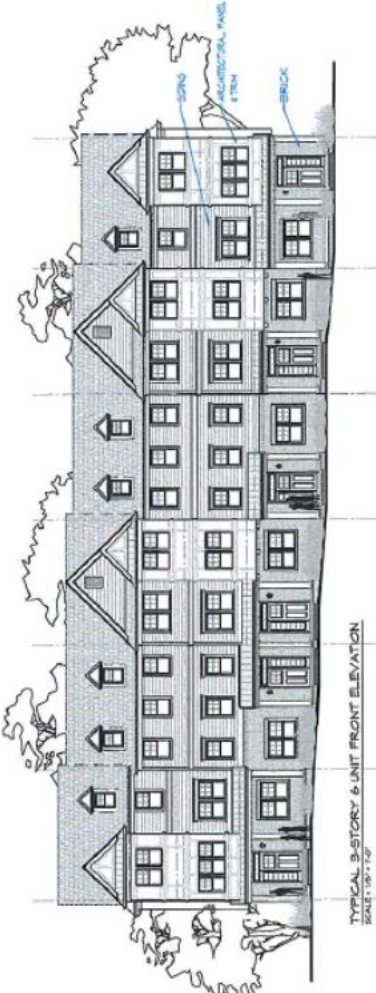
 <p>Appel Design Group ARCHITECTS</p>	<p>BRANCHBURG, NJ</p> <p>PREMIER HOMES SUMMIT GREEN</p>	<p>PRELIMINARY</p> <p>DATE: 03/11/21</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: ALLEY TH BLD PLAN/ELEV.</p>	<p>PB-2.2</p> <p>N/A</p>
---	--	--	---------------------------------

TYPICAL 3-STORY 7 UNIT FRONT ELEVATION
SCALE: 1/8" = 1'-0"

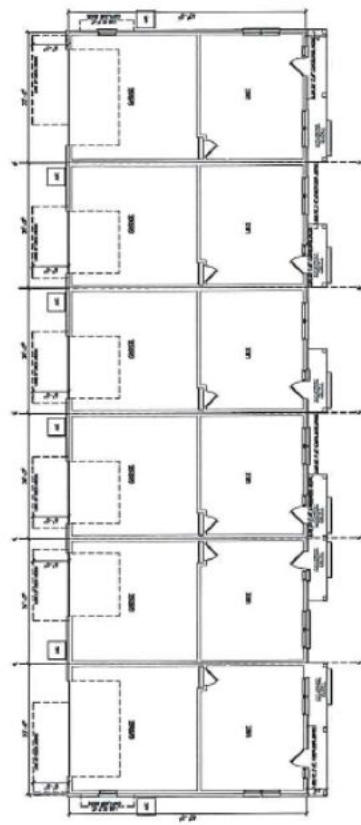
TYPICAL 3-STORY 7 UNIT BUILDING PLAN
SCALE: 1/8" = 1'-0"

BRANCBURG CODE

 <p>APPEL DESIGN GROUP ARCHITECTS, INC. 1000 ROUTE 100 SUITE 200 BRANCBURG, NJ 07003 TEL: 908.734.1100</p>	<p>BRANCBURG, NJ PREMIER HOMES SUMMIT GREEN</p>	<p>NO. 000000 DATE: 02.15.21 SCALE: AS SHOWN DRAWN BY: JLD CHECKED BY: JLD DATE: 02.15.21</p>	<p>PRELIMINARY</p> <p>APPROVED BY: [Signature] DATE: 02.15.21</p>	<p>ALLEY TH BLD PLAN/ ELEV.</p> <p>PROJECT NO.: 2020-0000 CLIENT: PREMIER H. DATE: 02.15.21</p>	<p>PB-2.3</p> <p>N/A</p>
--	--	---	--	--	---------------------------------




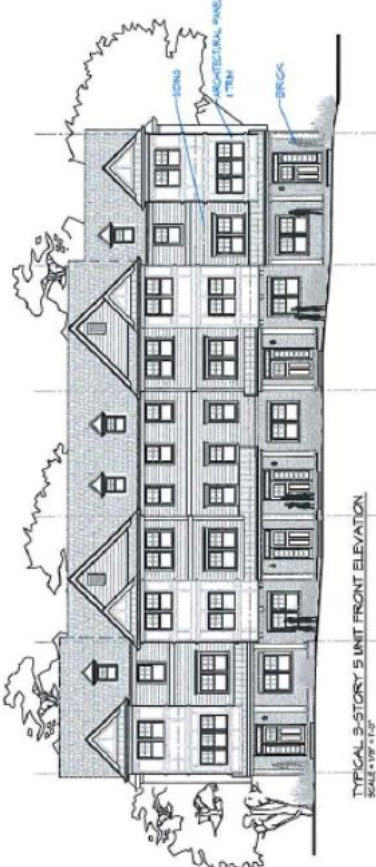
TYPICAL 3-STORY 6 UNIT FRONT ELEVATION
SCALE: 1/8" = 1'-0"



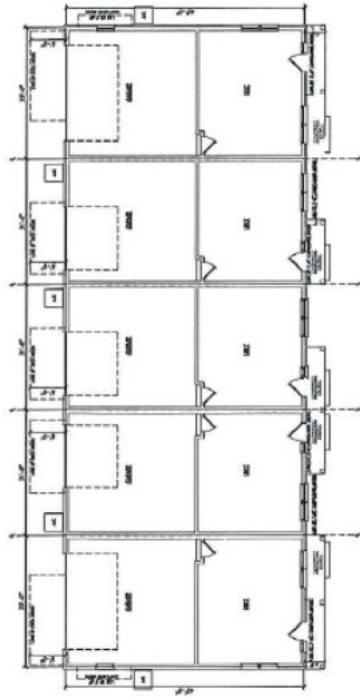
TYPICAL 3-STORY 6 UNIT BUILDING PLAN
SCALE: 1/8" = 1'-0"

LAND DEVELOPMENT ORDINANCE

 <p>APPEL DESIGN GROUP ARCHITECTS</p>	<p>BRANCHBURG, NJ PREMIER HOMES SUMMIT GREEN</p>	<p>DATE: 03/18/21 DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] DATE: 03/18/21</p>	<p>PRELIMINARY</p>	<p>APPROVED BY: [REDACTED] DATE: 03/18/21</p>	<p>ALLEY TH BLD PLAN/ ELEV.</p>	<p>PB-2.4</p>	<p>N/A</p>
---	---	---	---------------------------	--	--	----------------------	------------






TYPICAL 3-STORY 5 UNIT FRONT ELEVATION
SCALE: 1/8" = 1'-0"



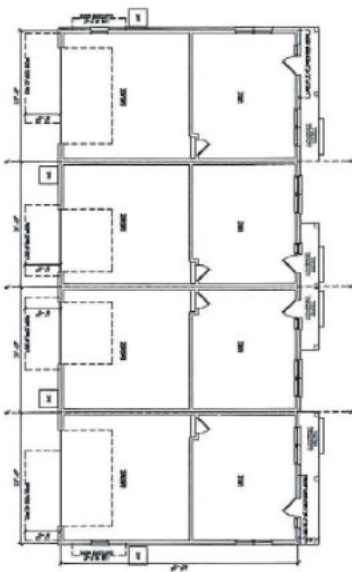
TYPICAL 3-STORY 5 UNIT BUILDING PLAN
SCALE: 1/8" = 1'-0"

BRANCHBURG CODE

 <p>APPEL DESIGN GROUP 2010 HUNTERS LANE, SUITE 100 BRANCHBURG, NJ 08822 TEL: 908.528.1234</p>	<p>BRANCHBURG, NJ PREMIER HOMES SUMMIT GREEN</p>	<p>NO. SHEETS: 12 SHEET NO.: 02-2.5 DATE: 03/15/21</p> <p>NO. SHEETS: 12 SHEET NO.: 02-3.5A DATE: 03/15/21</p>	 <p>PRELIMINARY</p> <p>LEONARD S. APPEL, P.E., P.L.L.C. No. 000000000 REGISTERED PROFESSIONAL ENGINEER STATE OF NEW JERSEY</p>
<p>ALLEY TH BLD PLAN/ELEV.</p> <p>PROJECT NO.: 2021-000000000 SHEET NO.: 02-2.5 DATE: 03/15/21</p>			
<p>PB-2.5</p> <p style="text-align: right;">N/A</p>			



TYPICAL 3-STORY 4 UNIT FRONT ELEVATION
SCALE: 1/8" = 1'-0"



TYPICAL 3-STORY 4 UNIT BUILDING PLAN
SCALE: 1/8" = 1'-0"

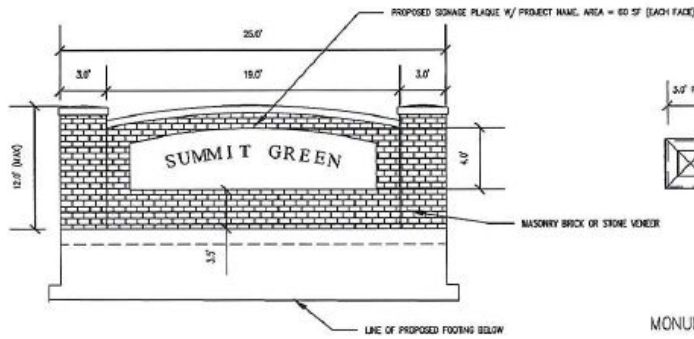


Typical Apartment Building
24 unit & 36 unit
(Select buildings to also have
garage level under building)

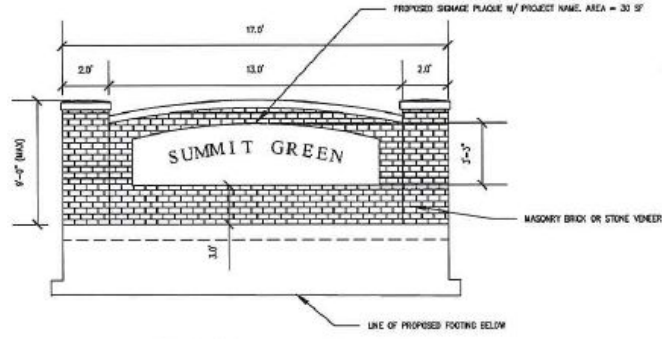
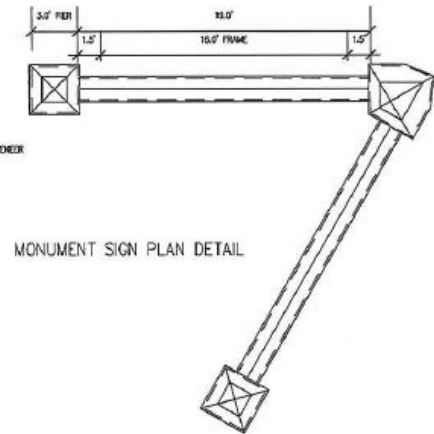


**Summit Green
Branchburg, NJ**

LAND DEVELOPMENT ORDINANCE



NOTE: DETAIL DEPICTS ONE FACE, AT ROUTE 22, SIGN SHALL BE 'V' SHAPED



NOTE: SIGNS AT PUBLIC ROAD EXTENSION AND PRIVATE DRIVE (SEE CONCEPT PLAN)

