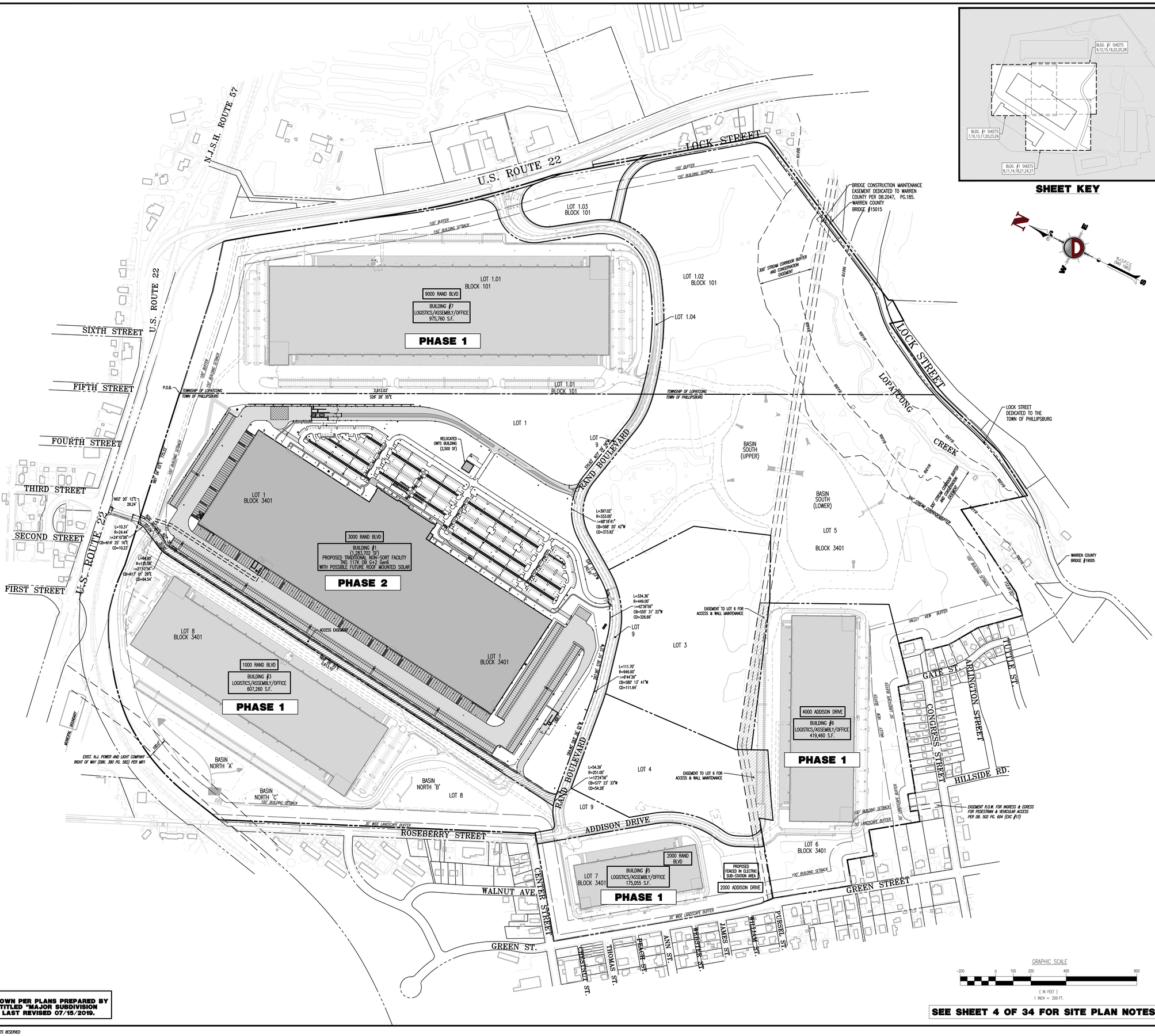
U.S. ROUTE 22
N.J.S.H. ROUTE 57
LOCK STREET
U.S. ROUTE 22
SIXTH STREET
FIFTH STREET
FOURTH STREET
THIRD STREET
SECOND STREET
FIRST STREET
LOT 1.03 BLOCK 101
LOT 1.01 BLOCK 101
9000 RAND BLVD
BUILDING #7 LOGISTICS/ASSEMBLY/OFFICE 975,760 S.F.
PHASE 1
LOT 1.02 BLOCK 101
LOT 1.04
100' BUFFER
150' BUILDING SETBACK
300' STREAM CORRIDOR BUFFER AND CONSERVATION EASEMENT
BRIDGE CONSTRUCTION MAINTENANCE EASEMENT DEDICATED TO WARREN COUNTY PER DB.2047, PG.185.
WARREN COUNTY BRIDGE #15015
LOCK STREET DEDICATED TO THE TOWN OF PHILLIPSBURG
LOPATCONG CREEK
TOWNSHIP OF LOPATCONG
TOWN OF PHILLIPSBURG
P.O.B.
2,612.03'
S26° 28' 35"E
LOT 1
LOT 1 BLOCK 3401
RELOCATED CMTS BUILDING (2,500 SF)
3000 RAND BLVD
BUILDING #1 (1,283,702 SF) PROPOSED TRADITIONAL NON-SORT FACILITY INS 117K OB G42 Gen6 WITH POSSIBLE FUTURE ROOF MOUNTED SOLAR
PHASE 2
LOT 8 BLOCK 3401
1000 RAND BLVD
BUILDING #3 LOGISTICS/ASSEMBLY/OFFICE 607,260 S.F.
PHASE 1
RAND BOULEVARD
LOT 9
BASIN SOUTH (UPPER)
BASIN SOUTH (LOWER)
LOT 5 BLOCK 3401
WARREN COUNTY BRIDGE #19005
EASEMENT TO LOT 6 FOR ACCESS & WALL MAINTENANCE
LOT 3
4000 ADDISON DRIVE
BUILDING #6 LOGISTICS/ASSEMBLY/OFFICE 419,460 S.F.
PHASE 1
LOT 4
LOT 8
BASIN NORTH 'A'
BASIN NORTH 'B'
BASIN NORTH 'C'
EXIST. N.J. POWER AND LIGHT COMPANY RIGHT OF WAY (DBK. 380 PG. 582) PER MRT
ROSEBERRY STREET
ADDISON DRIVE
2000 RAND BLVD
BUILDING #5 LOGISTICS/ASSEMBLY/OFFICE 175,055 S.F.
PHASE 1
LOT 7 BLOCK 3401
PROPOSED FENCED IN ELECTRIC SUB-STATION AREA
2000 ADDISON DRIVE
LOT 6 BLOCK 3401
WALNUT AVE.
CENTER STREET
GREEN ST.
GREEN STREET
HILLSIDE RD.
CONGRESS STREET
ARLINGTON STREET
GATE ST.
TUTTLE ST.
PURSEL ST.
WEBSTER ST.
JAMES ST.
ANN ST.
PEACH ST.
THOMAS ST.
CHRISTINE ST.
EASEMENT R.O.W. FOR INGRESS & EGRESS FOR PEDESTRIAN & VEHICULAR ACCESS PER DB. 502 PG. 604 (EXC. #17)
50' LANDSCAPE BUFFER
30' WIDE LANDSCAPE BUFFER
100' BUILDING SETBACK
ACCESS EASEMENT
L=397.03' R=333.00' ∩=68°18'41" CB=S68° 20' 42"W CD=373.92'
L=334.36' R=449.00' ∩=42°39'59" CB=S55° 31' 22"W CD=326.69'
L=111.70' R=940.00' ∩=6°48'39" CB=S80° 13' 41"W CD=111.64'
L=54.39' R=251.00' ∩=12°24'56" CB=S77° 23' 33"W CD=54.28'
L=10.31' R=24.44' ∩=24°10'08" CB=N14° 25' 18"E CD=10.23'
L=64.80' R=175.56' ∩=21°07'56" CB=N17° 01' 39"E CD=64.54'
N/F OF LOT 7.02
N/F OF LOT 7.02
N/F OF LOT 7.02