MAPS REFERENCE:

1. "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR VERONICA AVENUE, BLOCK 88.02–LOTS 90, 92.02 & 93.01 SITUATED IN FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY DE MURO ASSOCIATES DATED DECEMBER 7, 2006, LAST REVISED FEBRUARY 26, 2008.

2. "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR VERONICA AVENUE, BLOCK 88.02 – LOTS 13, 71 AND 72 SITUATED IN FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY DE MURO ASSOCIATES DATED MAY 10, 2004, LAST REVISED JANUARY 9, 2007.

3. "DIMENSION PLAN, PROPOSED ±369,810 S.F. OFFICE/WAREHOUSE BUILDINGS FOR ELION PARTNERS, LOT 13, BLOCK 88.02, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY MEH CONSULTING ENGINEERS, INC. DATED APRIL 13, 2018, LAST REVISED DECEMBER 11, 2018.

4. "FINAL PLAT, MELDAN CONSTRUCTION CO. FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" DATED APRIL 16, 1986 & FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON JULY 31, 1987 AS MAP No. 2514.

5. PLAN BY "ECOISCIENCES, INC." DATED OCTOBER 10, 2004.

6. "MAP OF HYLAND INDUSTRIAL PARK, SECTION ONE SITUATE IN FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" DATED MAY 1, 1972 & FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON AUGUST 9, 1972 AS MAP No. 1433.

6. "MAP OF HYLAND INDUSTRIAL PARK, SECTION TWO SITUATE IN FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" DATED MAY 1, 1972 & FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON AUGUST 9, 1972 AS MAP No. 1434.

7. "MINOR SUBDIVISION OF TAX LOTS 13.01, 71 & 72, BLOCK 88.02 LOCATED IN THE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY" PREPARED BY DE LAMES P. DEADY SURVEYOR, LLC DATED FEBRUARY 3, 2020.

PROPOSED LOT 72.01

ZONING REQUIREMENTS M–2 ZONE (LIGHT MANUFACTURING ZONE)

DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT AREA	87,120 S.F.	±2,110,751 S.F.
MIN. LOT AREA	2.0 ACRES	±48.456 ACRES
MIN. LOT FRONTAGE	150'	±310.00'
MAX. BLDG HEIGHT:		
FEET	50'	N/A
STORIES		N/A
MIN. FRONT YARD SETBACK	50'	N/A
MIN. ONE SIDE YARD SETBACK	10'	N/A
MIN. TWO SIDE YARD SETBACK	50'	N/A
MIN. REAR YARD SETBACK	25'	N/A
MAX. BLDG COVERAGE	50%	N/A
MAX. IMPERVIOUS COVERAGE	1,371,987.5 S.F.	N/A
MAX. IMPERVIOUS COVERAGE	65%	N/A
F.A.R.	0.5	N/A

PROPOSED LOT 13.01

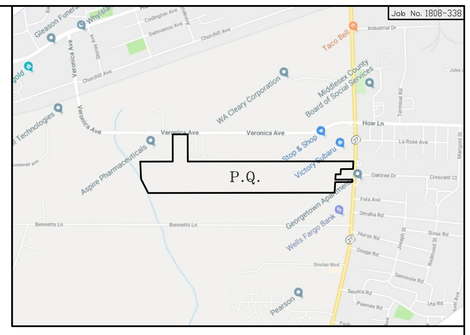
ZONING REQUIREMENTS M–2 ZONE (LIGHT MANUFACTURING ZONE)

DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT AREA	87,120 S.F.	±645,891 S.F.
MIN. LOT AREA	2.0 ACRES	14.828 ACRES
MIN. LOT FRONTAGE	150'	160.18' *
MAX. BLDG HEIGHT:		
FEET	50'	N/A
STORIES		N/A
MIN. FRONT YARD SETBACK	50'	N/A
MIN. ONE SIDE YARD SETBACK	10'	N/A
MIN. TWO SIDE YARD SETBACK	50'	N/A
MIN. REAR YARD SETBACK	25'	N/A
MAX. BLDG COVERAGE	50%	N/A
MAX. IMPERVIOUS COVERAGE	1,315,209.35 S.F.	N/A
MAX. IMPERVIOUS COVERAGE	65%	N/A
F.A.R.	0.5	N/A

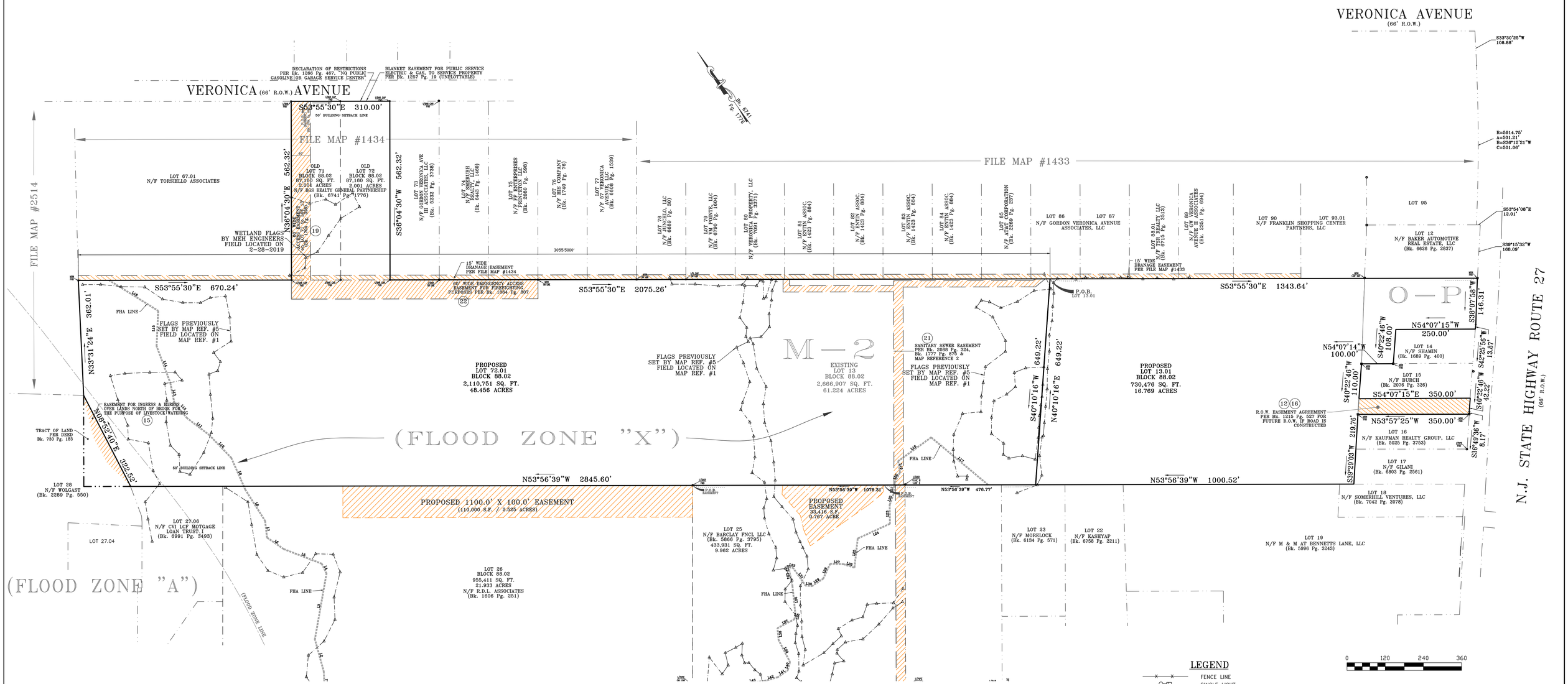
ZONING REQUIREMENTS O–P ZONE (OFFICE–PROFESSIONAL ZONE)

DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT AREA	10,000 S.F.	±84,585 S.F.
MIN. LOT AREA	0.230 ACRES	1.942 ACRE
MIN. LOT FRONTAGE	100'	160.18'
MAX. BLDG HEIGHT:		
FEET	35'	N/A
STORIES	2 1/2 STORIES	N/A
MIN. FRONT YARD SETBACK	40'	N/A
MIN. ONE SIDE YARD SETBACK	10'	N/A
MIN. TWO SIDE YARD SETBACK	20'	N/A
MIN. REAR YARD SETBACK	30'	N/A
MAX. BLDG COVERAGE	20%	N/A
MAX. IMPERVIOUS COVERAGE	6,500 S.F.	N/A
MAX. IMPERVIOUS COVERAGE	65%	N/A
F.A.R.	0.5	N/A

* FRONTAGE WILL BE THROUGH O–P ZONE.



KEY MAP
NOT IN SCALE



LEGEND

- FENCE LINE
- SINGLE LIGHT
- LIGHT ON UTILITY POLE
- SIGN
- INLET
- MANHOLE
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC BOX
- WATER VALVE
- HYDRANT
- UTILITY POLE

JAMES P. DEADY SURVEYOR, LLC
PROFESSIONAL LAND SURVEYING SERVICES
295 ROUTE 22 EAST, ONE SALEM SQUARE
SUITE 202 WEST
WHITEHOUSE STATION, NJ 08889
(908) 534-0145 (908) 534-0147 FAX

REVISIONS	DATE
PER BOARD ENGINEER	4-02-20

Scale: 1"=120'
Date: 03-20-20
Dwn. By: J.A.
Chk'd By: J.C.R.
FILE# 1808-338-15
DWG

MINOR SUBDIVISION of
TAX LOTS 13, 71 & 72
BLOCK 88.02
LOCATED IN THE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

BY: John C. Ritt
John C. Ritt N.J.P.L.S. Lic. No. 24GS04324100
Certificate No. 24GA28199000