

PRELIMINARY AND FINAL SITE PLAN

FOR ELION ACQ, LLC PROPOSED WAREHOUSE FACILITIES

BLOCK 88.02, LOTS 13, 25, 26, 71 & 72; TAX MAP SHEET #58 - LATEST REV. DATED 12-01-94
47 VERONICA AVENUE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

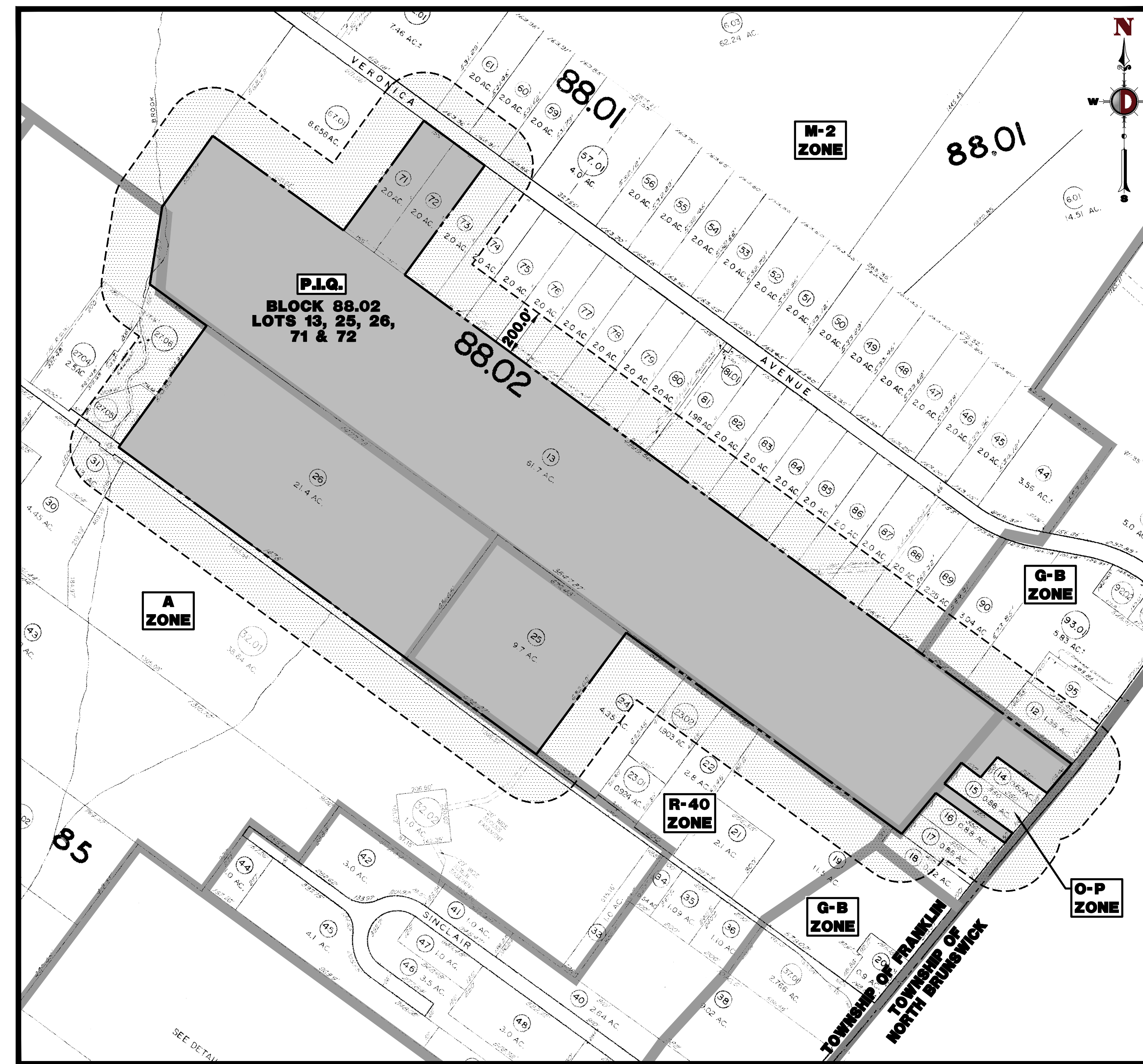
PROPERTY OWNER	BLOCK	LOT	ACRES	TAX MAP SHEET	DATE
WOLCAST, LEONARD JOSEPH 176 BENNETT LANE SOMERSET, NJ 08873	85	30	36.12, 36.13	88.02	
FLORES, ALEX & MICHAEL 101 BENNETT LANE SOMERSET, NJ 08873	85	31	67.01	88.02	
COCHOWSKI, JOSEPH 100 BENNETT LANE SOMERSET, NJ 08873	85	32	73	88.02	
CROUCH, VERONICA AVENUE OWNER, LLC 427 BROADFIELD AVENUE, SUITE 800 MONTICLARE, NJ 07042	88.01	5.01	74	88.02	
ADAMS RENTAL DIVISION, LLC & MASCO, S. 36-40 VERONICA AVENUE SOMERSET, NJ 08873	88.01	60, 62.01	75	88.02	
ADAMS RENTAL DIVISION, LLC & MASCO, S. 36 VERONICA AVENUE SOMERSET, NJ 08873	88.01	61	76	88.02	
BAKER AUTOMOTIVE REAL ESTATE, LLC 1523 ROUTE 7 SOMERSET, NJ 08873	88.02	12.01	77	88.02	
SHAMM, GABRIEL & TASHKEH 1763 ROUTE 7 SOMERSET, NJ 08873	88.02	14	78	88.02	
BURCH, RANDALL & MARIA T 28 SUSAN DRIVE SOMERSET, NJ 08873	88.02	15	79	88.02	
KAPLAN REALTY GROUP, LLC 173 50 AVE. #100 - 401 40 HIGHLAND PARK, NJ 08824	88.02	16	80	88.02	
GLAN, MARYAM & MAJMAH 71 MATTHEW DRIVE SOMERSET, NJ 08873	88.02	17	81, 82, 83, 84	88.02	
SOMERSET VENTURES, LLC 1527 ROUTE 7, SUITE 100 SOMERSET, NJ 08873	88.02	18	85	88.02	
MAM AT BENNETT LANE, LLC 1760 SHELTON ROAD PISCATAWAY, NJ 08854	88.02	19	86.01	88.02	
KRUMHOLTZ, THOMAS 46 BENNETT LANE SOMERSET, NJ 08873	88.02	22	88.02	88.02	
MARSHALL, ALAN 54 BENNETT LANE SOMERSET, NJ 08873	88.02	23.03	89	88.02	
CARNECIA, AMERCO & DERORAH 67 BENNETT LANE SOMERSET, NJ 08873	88.02	24.01	90.01	88.02	
WOLCAST, LEONARD J 176 BENNETT LANE SOMERSET, NJ 08873	27.04, 28				
TERCERO, MARION EDUARDO SANCHEZ 300 WILSON STREET PISCATAWAY, NJ 08854	27.05, 27.06				
BANDAZZA, CHRISTOPHER & DONNA 183 BENNETT LANE SOMERSET, NJ 08873	29				

ALSO TO BE NOTED:

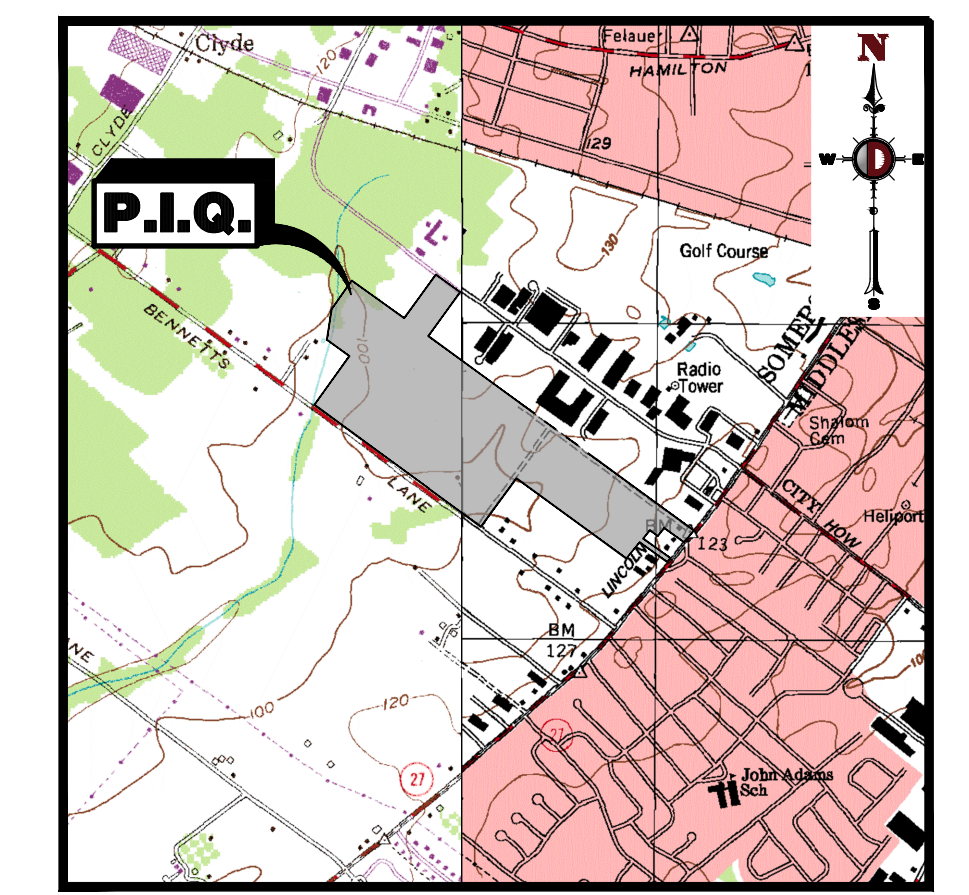
RIGHT-OF-WAY DEPARTMENT
BUCKLEY PIPE LINE COMPANY
PO BOX 368
EMMAUS, PA 18049-0368

BUSINESS MANAGE
CONTRACTOR
1155 SOUTH ROAD
HILLSBOROUGH, NJ 08844

SINCOO PIPELINE LP
RIGHT OF WAY DEPARTMENT
MONTELEONE COMPLEX
1501 WASHINGTON ROAD
SINKING SPRING, PA 18068



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

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PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
1904 MAIN STREET
LAKE COMO, NJ 07719
WWW.DYNAMICCEC.COM

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COVER SHEET

PROJECT: **ELION ACQ, LLC
PROPOSED WAREHOUSE FACILITIES**
BLOCK 88.02, LOT 13, 25, 26, 71 & 72
47 VERONICA AVENUE
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB No: 3372-99-001 DATE: 03/10/2020

DESIGNED BY: JAR
CHECKED BY: RPF

DRAWN BY: KTK
SCALE: (H) AS SHOWN (V) NOTED

SHEET No: **1** OF 42

ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

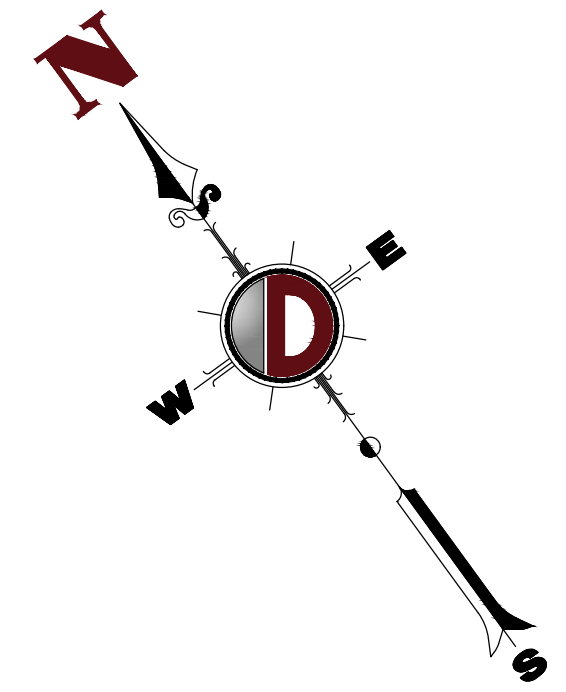
JORDAN A. RIZZO
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 55346

PROTECT YOURSELF
ALL WORK SHALL BE REVIEWED BY
THE ENGINEER OF RECORD
FOR THE PROJECT AND SHALL BE
STAMPED AND SIGNED BY THE
ENGINEER OF RECORD

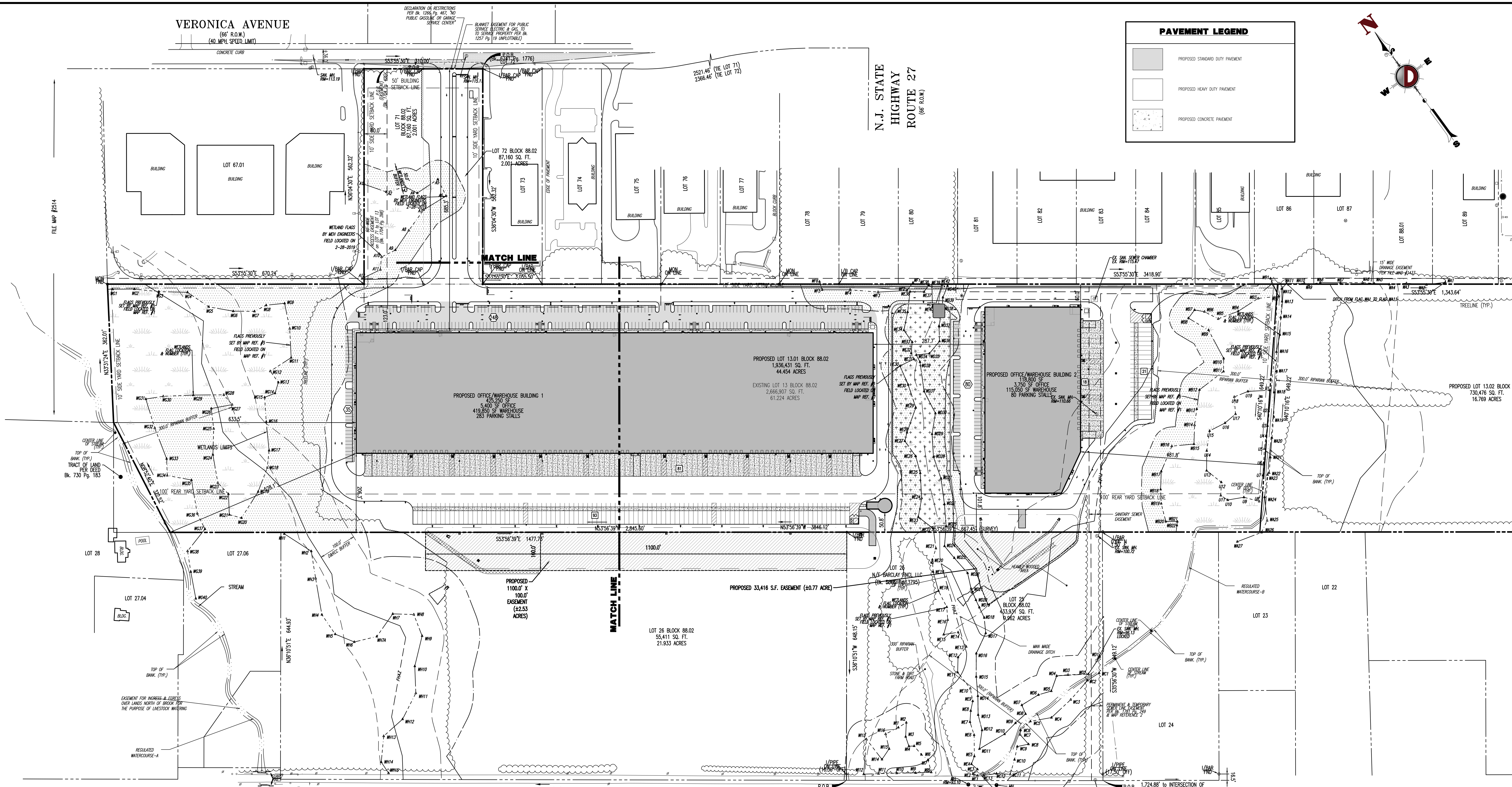
VERONICA AVENUE
(66' R.O.W.)
(40 MPH SPEED LIMIT)

PAVEMENT LEGEND

- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE PAVEMENT



N.J. STATE HIGHWAY ROUTE 27
(66' R.O.W.)



GENERAL NOTES:

- APPLICANT: ELION ACO, LLC
- OWNER: ELION ACO, LLC
- DATE: 03/16/2019
- PROJECT: PROPOSED WAREHOUSE FACILITIES
- ZONE: M-2 ZONE
- EXISTING USE: UNDEVELOPED
- PROPOSED USE: WAREHOUSE/OFFICE BUILDING
- SCHEDULE OF ZONING REQUIREMENTS

BENNETT'S LANE
(33' R.O.W.)

SIGNAGE TABLE

SIGN	WAREHOUSE REQUIREMENTS	PROPOSED
PRESTANDING	NUMBER OF SIGNS: ONE (1) [1] MINIMUM SIGN AREA: 100 SF MINIMUM SIGN HEIGHT: 10 FT MINIMUM SIGN SETBACK: 10 FT	NUMBER OF SIGNS: One (1) SIGN AREA: 100 SF SIGN HEIGHT: 10 FT SIGN SETBACK: 10 FT
BUILDING MOUNTED	NUMBER OF FACADE SIGNS: ONE (1) PER TENANT [2] [3] [4] MINIMUM FACADE SIGN AREA: 5 SF PER TENANT [2]	NUMBER OF SIGNS: TWO (2) SIGN AREA: 100 SF
	MAXIMUM VERTICAL DIMENSION: 2 FT [2] MINIMUM VERTICAL DIMENSION: 4 FT [3]	BUILDING 1: 100 SF BUILDING 2: 100 SF VERTICAL DIMENSION: 4 FT

SCHEDULE OF ZONING REQUIREMENTS (8112, SCHEDULE 2 AND 3)

ZONE REQUIREMENT	M-2 ZONE	EXISTING (LOTS 13, 26, 71, 72)	PROPOSED (LOT 72.01)	R-4 ZONE	EXISTING (LOT 25)	PROPOSED (LOT 25)	A ZONE	EXISTING (LOT 26)	PROPOSED (LOT 26)
MINIMUM LOT AREA	2 AC [1]	2,841,227 SF (65.2 AC)	2,110,751 SF (48.45 AC)	40,000 SF [1]	433,931 SF (10.0 AC)	433,931 SF (10.0 AC)	6 AC [1]	55,411 SF (21.9 AC)	55,411 SF (21.9 AC)
MINIMUM LOT FRONTAGE	150 FT [1]	310.0 FT	310.0 FT	200 FT [1]	671.8 FT	671.8 FT	400 FT [1]	1,477.7 FT	1,477.7 FT
MINIMUM FRONT YARD SETBACK	50 FT	N/A	68.5 FT	40 FT	N/A	N/A	N/A	N/A	N/A
MINIMUM REAR YARD SETBACK	100 FT [2]	N/A	101.8 FT	50 FT	N/A	N/A	200 FT	N/A	N/A
MINIMUM SIDE YARD SETBACK	10 FT	N/A	60.0 FT	25 FT	N/A	N/A	75 FT	N/A	N/A
MINIMUM COMBINED SIDE YARD SETBACK	50 FT	N/A	58.8 FT	75 FT	N/A	N/A	150 FT	N/A	N/A
MINIMUM SIDE YARD SETBACK (ACCESSORY BUILDING)	25 FT	N/A	N/A	25 FT	N/A	N/A	50 FT	N/A	N/A
MINIMUM REAR YARD SETBACK (ACCESSORY BUILDING)	100 FT [2]	N/A	52.8 FT [M]	25 FT	N/A	N/A	150 FT	N/A	N/A
MAXIMUM BUILDING HEIGHT	50 FT	N/A	45.0 FT	2.5 STORES / 35 FT	N/A	N/A	2.5 STORES / 35 FT	N/A	N/A
MAXIMUM LOT COVERAGE (PRINCIPAL AND ACCESSORY BUILDINGS)	50%	N/A	25.8% (544,050 SF)	10%	N/A	N/A	10%	N/A	N/A
MAXIMUM IMPERVIOUS COVERAGE	65%	OR	54.2% (1,143,450 SF)	20%	OR	0.2% (1,068 SF)	20%	OR	OR
MAXIMUM FLOOR AREA RATIO	N/A	N/A	0.26 (544,050 SF)	N/A	N/A	N/A	N/A	N/A	N/A

SEE SHEET 3 OF 42 FOR ADDITIONAL SITE PLAN NOTES

GRAPHIC SCALE
0 50 100 200 400
1" = 100 FT

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OVERALL SITE PLAN

PROJECT: ELION ACO, LLC
BLOCK 88.02, LOT 13, 25, 26, 71 & 72
47 VERONICA AVENUE
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB No: 3372-99-001
DATE: 03/10/2020
DRAWN BY: KTK
DESIGNED BY: JAR
CHECKED BY: RPF
DATE: 03/10/2020
SCALE: (H) 1"=100'
(V) 1"=100'
SHEET No: 7 OF 42

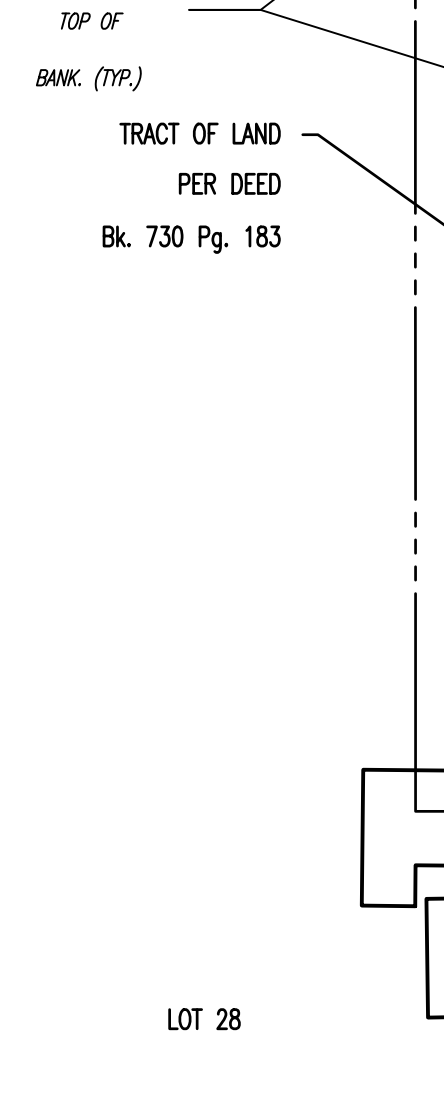
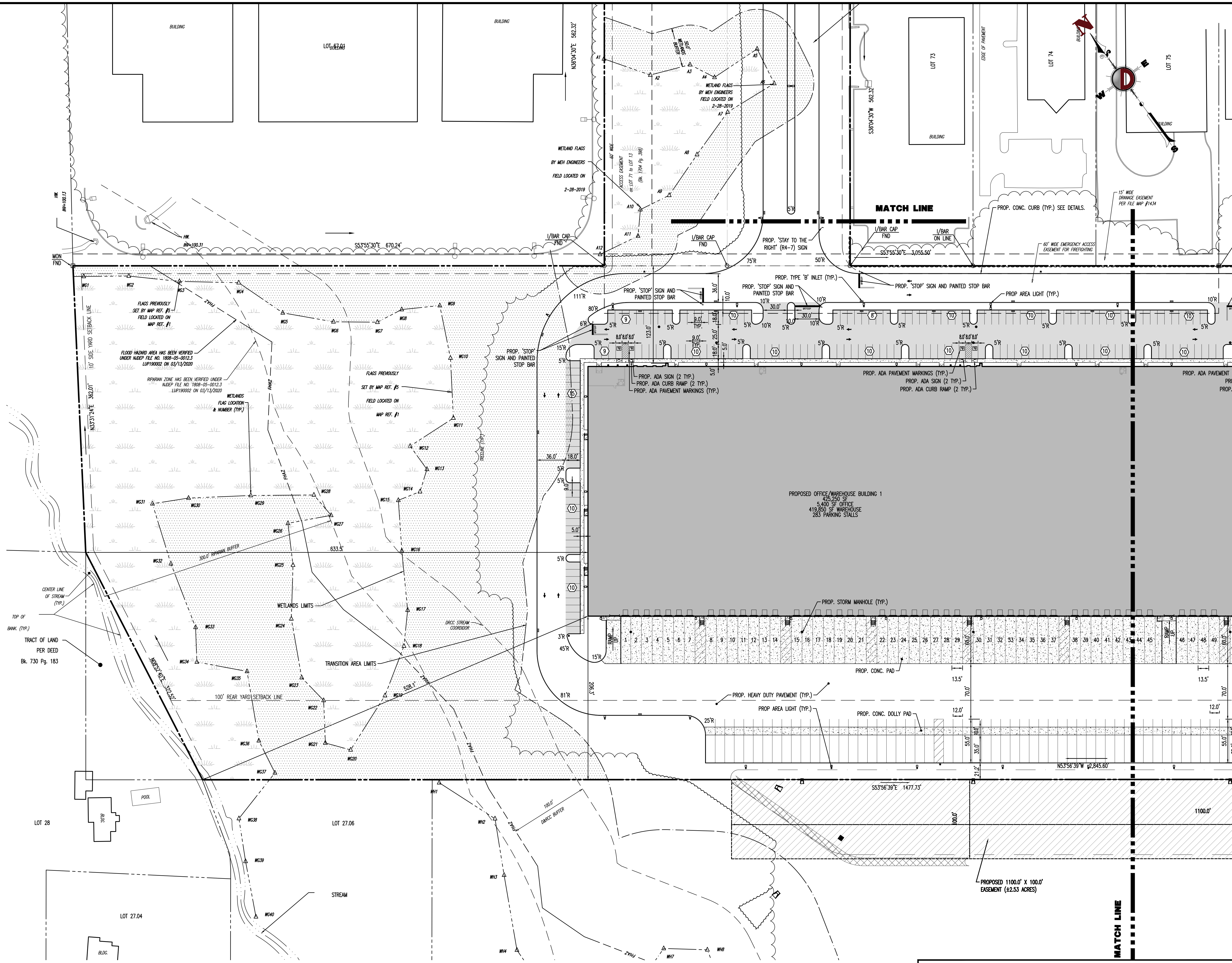
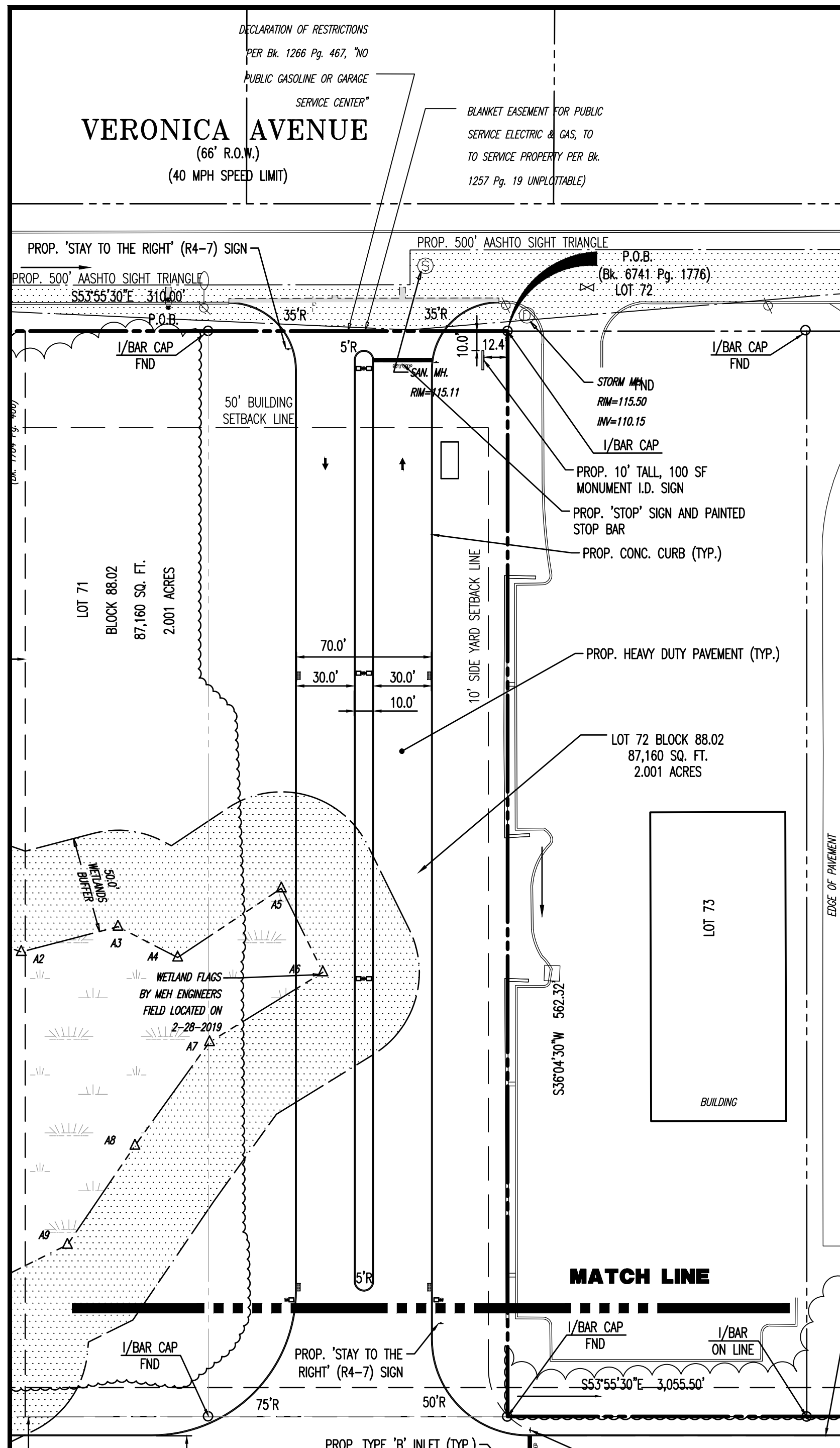
ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

JORDAN A. RIZZO
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 55346

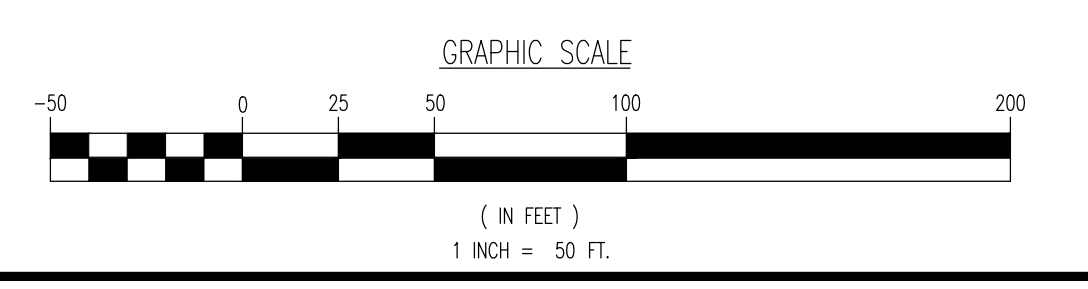
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Product No. 23.18 (LMS Tech)
 Project No. 3372-99-001
 Date: 03/10/2020
 Scale: (H) 1"=100'
 (V) 1"=100'
 SHEET No. 7 OF 42
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VERONICA AVENUE
(66' R.O.W.)
(40 MPH SPEED LIMIT)



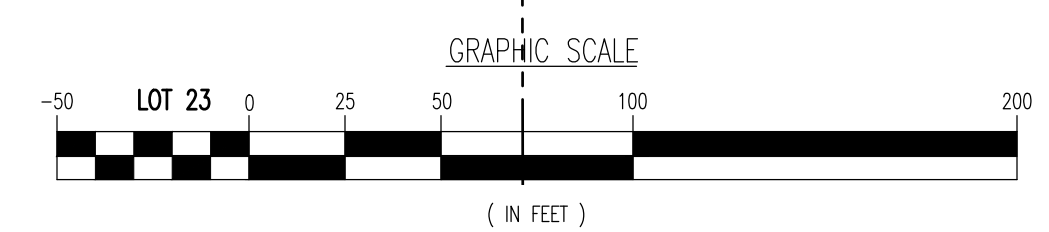
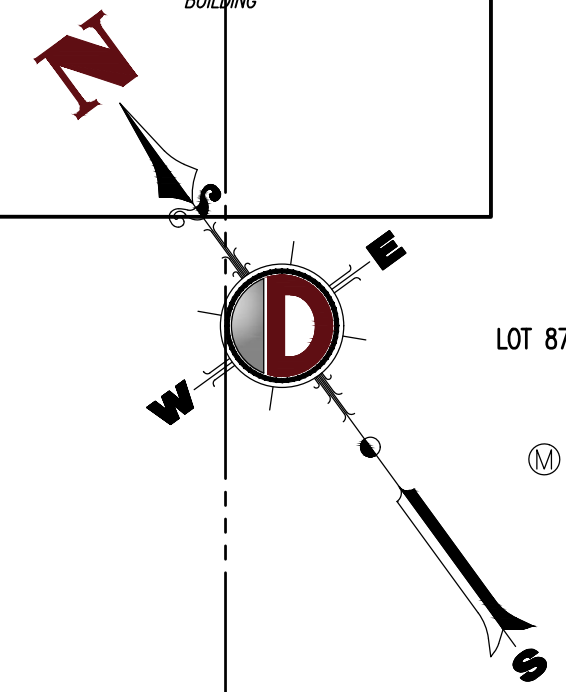
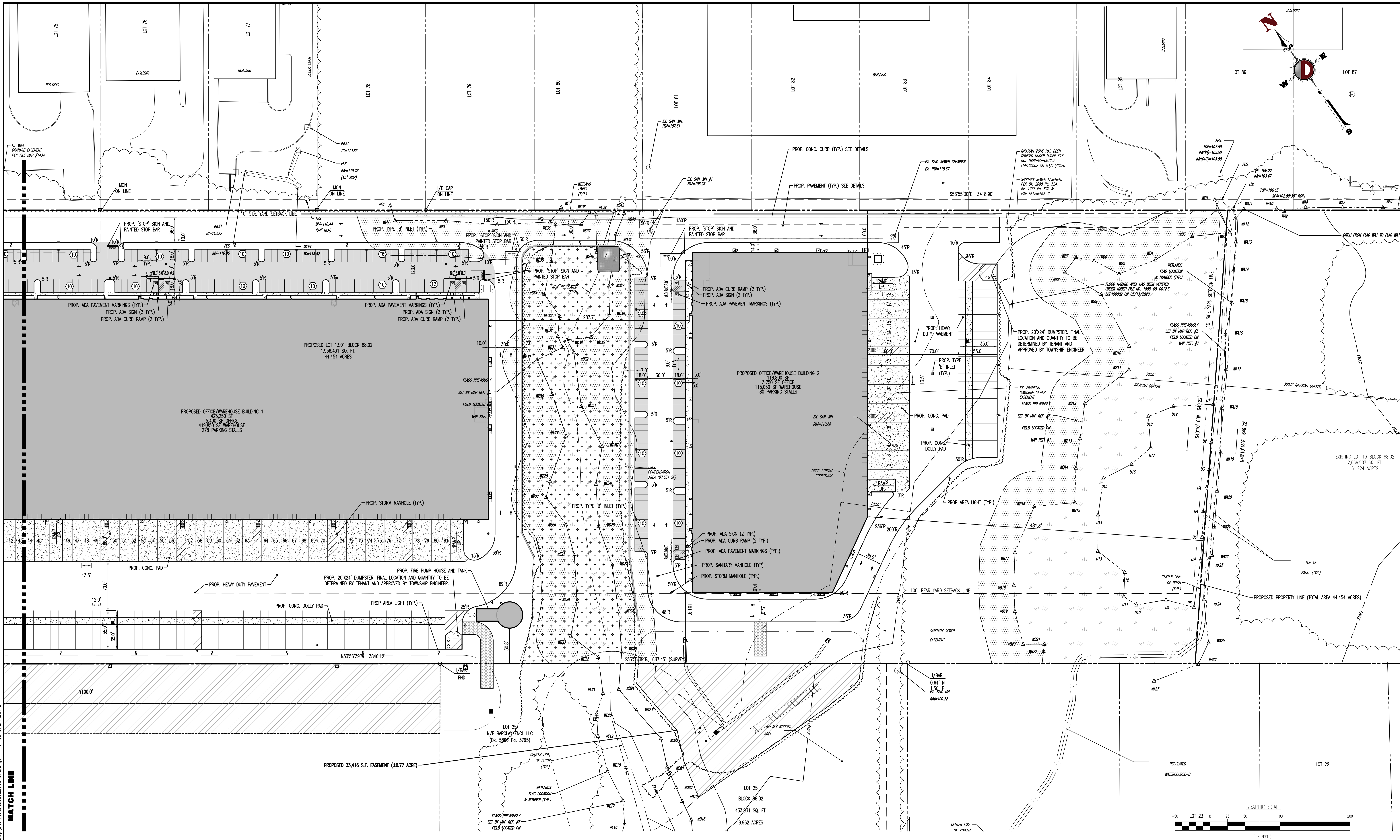
SEE SHEET 03 OF 42 FOR SITE PLAN NOTES



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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<p>TITLE: SITE PLAN A</p>		
<p>PROJECT: ELION ACO, LLC PROPOSED WAREHOUSE FACILITIES BLOCK 88.02, LOT 13, 25, 26, 71 & 72 47 VERONICA AVENUE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY</p>		<p>JOB No: 3372-99-001 DATE: 03/10/2020 SCALE: (H) 1"=50' (V) 1"=20' SHEET No: 8 OF 42</p>
<p>DESIGNED BY: JAR CHECKED BY: RPF</p>		<p>DATE: 03/10/2020 REV. PER. TOWNSHIP COMMENTS: 1. 03/11/2020 REV. PER. TOWNSHIP COMMENTS</p>
<p>ROBERT P. FREUD PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938</p>		<p>JORDAN A. RIZZO PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 55346</p>

Printed: 05/17/20 - 6:18 PM, By: ktk, Product: WAREHOUSE, Project: 3372-99-001, Location: 47 Veronica Avenue, Date: 03/10/2020, Scale: 1"=50', Sheet: 8 of 42, Job: 3372-99-001, Title: SITE PLAN A



Printed: 05/17/20 - 6:19 PM, By: ktk, Product: Mr.: 23.16 (LMS Tech), Plot: P:\Users\Products\3372\3372_Admn_Construction_SitePlan.dwg, Date: 05/17/20, Site Plan B
 MATCH LINE

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DATE: 03/10/2020
 SCALE: (H) 1"=50'
 (V) 1"=50'
 SHEET: 9
 OF 42

ELION ACO, LLC
PROPOSED WAREHOUSE FACILITIES
 BLOCK 88.02, LOT 13, 25, 26, 71 & 72
 47 VERONICA AVENUE
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB No: 3372-99-001
 DRAWN BY: KTK
 DESIGNED BY: JAR
 CHECKED BY: RPF
 DATE: 03/10/2020

ROBERT P. FREUD
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 41938

JORDAN A. RIZZO
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 55346

VERONICA AVENUE
(66' R.O.W.)
(40 MPH SPEED LIMIT)

BLANKET EASEMENT FOR PUBLIC SERVICE ELECTRIC & GAS TO SERVICE PROPERTY PER BK. 1257 Pg. 19 UNPLOTTABLE

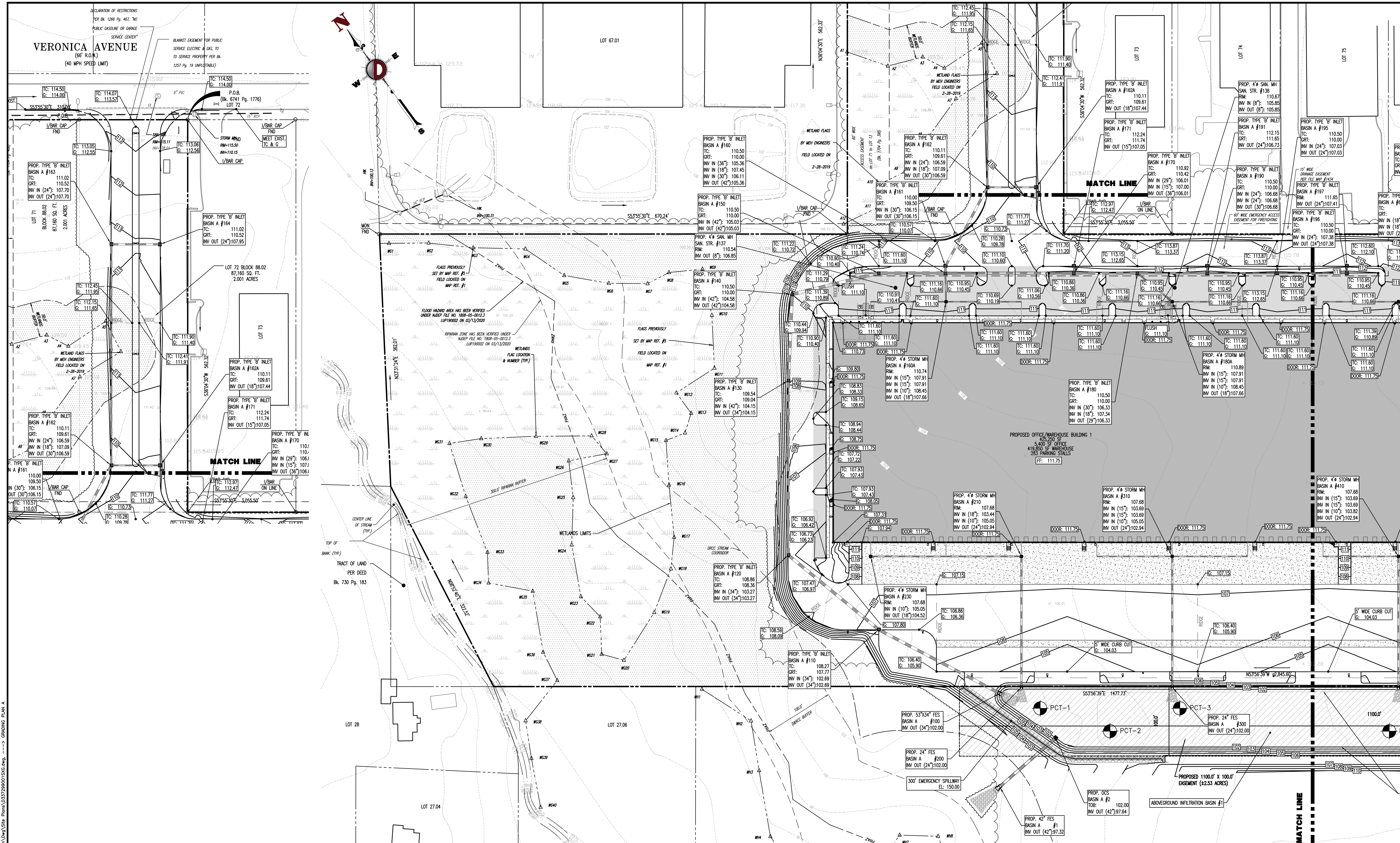
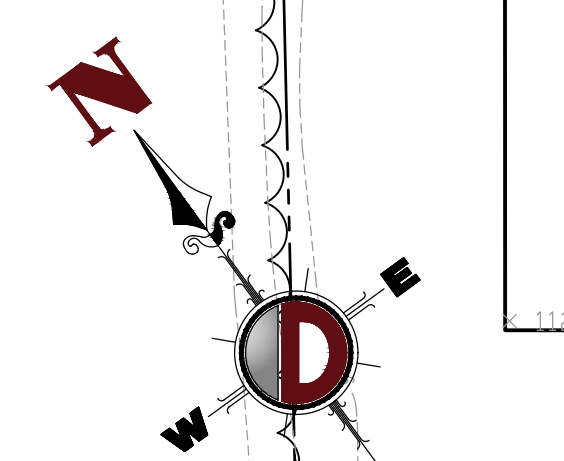
P.O.B. (Bk. 6741 Pg. 1776)
LOT 72

LOT 67.01

LOT 73

LOT 74

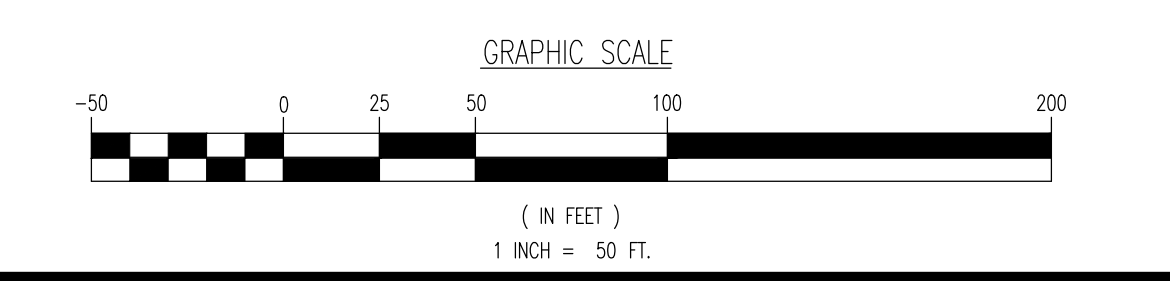
LOT 75



GRADING/UTILITY GRAPHIC LEGEND

<p>EXIST. GUY WIRE</p> <p>EXIST. LIGHT POLE</p> <p>EXIST. BUILDING LIGHT</p> <p>EXIST. SKIPE BOX LIGHT</p> <p>EXIST. COBRA LIGHT POLE</p> <p>EXIST. TRAFFIC SIGNAL POLE</p> <p>EXIST. MANHOLE</p> <p>EXIST. "X" INLET</p> <p>EXIST. "E" INLET</p> <p>EXIST. "T" INLET</p> <p>EXIST. FLARED END SECTION</p> <p>EXIST. HEADWALL</p> <p>EXIST. UTILITY POLE</p>	<p>EXIST. MONITORING WELL</p> <p>APPROX. TEST PIT LOCATION</p> <p>EXIST. FIRE HYDRANT</p> <p>EXIST. WATER VALVE</p> <p>EXIST. GAS VALVE</p> <p>EXIST. GAS METER</p> <p>EXIST. ELECTRIC METER</p> <p>EXIST. ELECTRIC BOX</p> <p>EXIST. WELL</p> <p>EXIST. WATER SHUT OFF VALVE</p> <p>EXIST. TELEPHONE BOX</p> <p>PROP. HEADWALL</p> <p>PROP. WATER VALVE</p> <p>PROP. STORM CLEANOUT</p> <p>PROP. SANITARY CLEANOUT</p> <p>PROP. AREA LIGHT</p> <p>PROP. OUTLET CONTROL STRUCTURE</p> <p>PROP. DRAINAGE MANHOLE</p> <p>PROP. SANITARY SEWER MANHOLE</p> <p>PROP. "X" INLET</p> <p>PROP. "E" INLET</p> <p>PROP. "T" INLET</p> <p>PROP. FLARED END SECTION</p>	<p>PROPERTY LINE (PARCEL IN QUESTION)</p> <p>OFF-SITE PROPERTY LINES</p> <p>EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)</p> <p>PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)</p> <p>EXIST. SANITARY SEWER LINE</p> <p>PROP. SANITARY SEWER LINE</p> <p>EXIST. STORM DRAIN LINE</p> <p>PROP. STORM DRAIN LINE</p> <p>EXIST. MAJOR CONTOUR & ELEVATION</p> <p>PROP. MAJOR CONTOUR & ELEVATION</p> <p>EXIST. FINISH GRADE CONTOUR & ELEVATION</p> <p>PROP. FINISH GRADE CONTOUR & ELEVATION</p> <p>PROP. DIRECTION OF DRAINAGE FLOW ARROW</p>	<p>EXIST. SPOT ELEVATIONS</p> <p>EXIST. GUTTER ELEV.</p> <p>EXIST. TOP OF CURB ELEV.</p> <p>EXIST. FINISH FLOOR ELEV.</p> <p>EXIST. GARAGE FLOOR ELEV.</p> <p>PROP. GRADE SPOT ELEV.</p> <p>PROP. TOP OF CURB & FINISHED GRADE ELEV.</p> <p>PROP. FINISHED FLOOR ELEV.</p> <p>PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (FACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)</p> <p>PROP. TOP OF EXTENDED CURB (NO) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (G) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB</p>
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SEE SHEET 3 OF 42 FOR GRADING PLAN NOTES



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GRADING PLAN A

PROJECT: **ELION ACO, LLC**
PROPOSED WAREHOUSE FACILITIES
BLOCK 88.02, LOT 13, 25, 26, 71 & 72
47 VERONICA AVENUE
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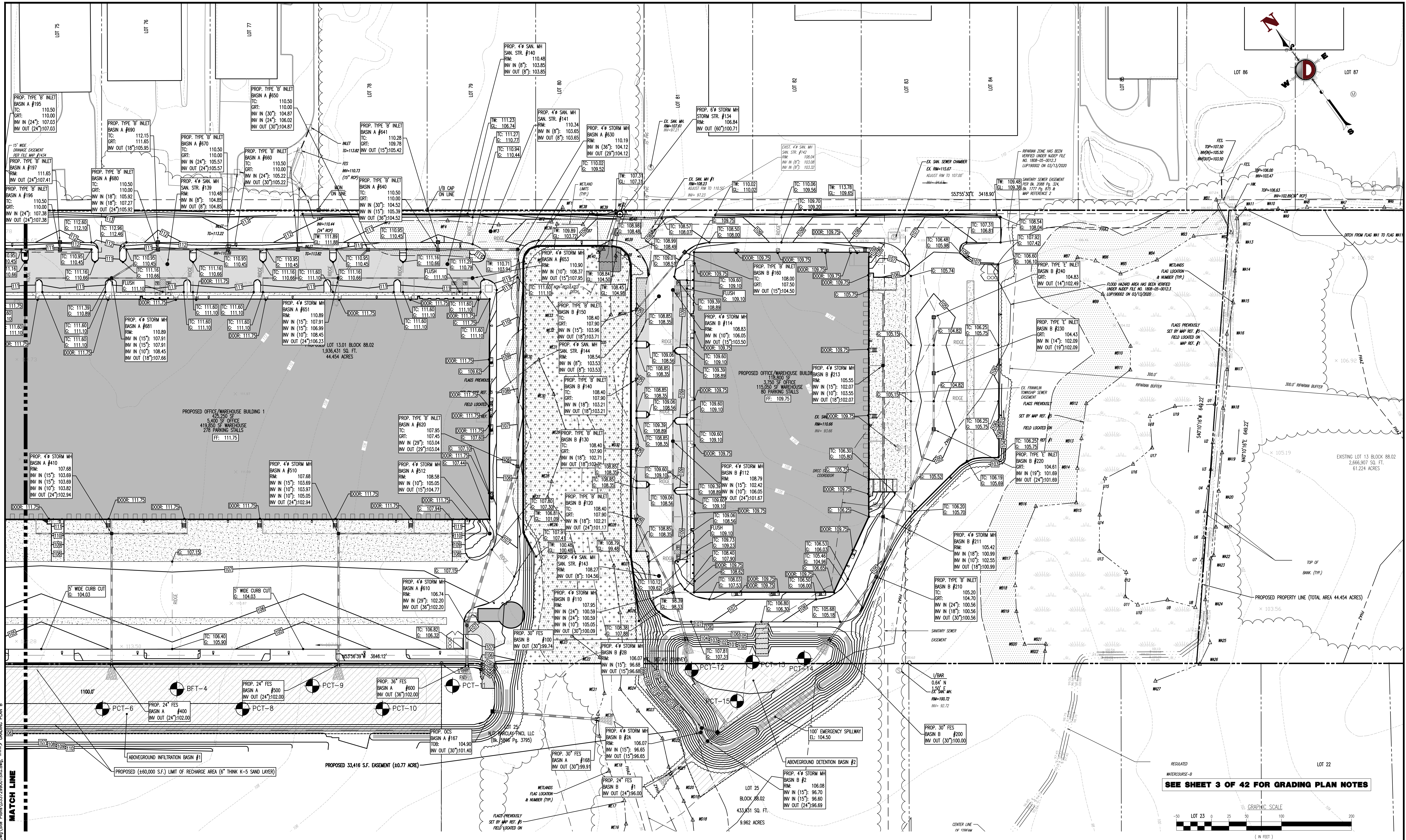
ROBERT P. FREUD PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 41938

JORDAN A. RIZZO PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 55346

PROTECT YOURSELF
FOR YOUR OWN PROTECTION, VERIFY ALL DIMENSIONS AND CONDITIONS ON THE GROUND BEFORE CONSTRUCTION.

11 OF 42

Printed: 05/17/20 - 8:22 PM By: ktk
 P:\Projects\3372-99-001\Drawings\3372-99-001-Grading\3372-99-001-Grading Plan A.dwg
 Project: 3372-99-001 - Grading Plan A



SEE SHEET 3 OF 42 FOR GRADING PLAN NOTES

GRAPHIC SCALE: 1" = 50'

REGULATED WATERCOURSE-B

GRADING/UTILITY GRAPHIC LEGEND	
<p>EXST. GUY WIRE</p> <p>EXST. LIGHT POLE</p> <p>EXST. BUILDING LIGHT</p> <p>EXST. WATER VALVE</p> <p>EXST. COBRA LIGHT POLE</p> <p>EXST. TRAFFIC SIGNAL POLE</p> <p>EXST. MANHOLE</p> <p>EXST. "X" INLET</p> <p>EXST. "S" INLET</p> <p>EXST. "E" INLET</p> <p>EXST. FLARED END SECTION</p> <p>EXST. HEADWALL</p> <p>EXST. UTILITY POLE</p>	<p>EXST. MONITORING WELL</p> <p>APPROX. TEST PIT LOCATION</p> <p>EXST. FIRE HYDRANT</p> <p>EXST. WATER VALVE</p> <p>EXST. GAS VALVE</p> <p>EXST. GAS METER</p> <p>EXST. ELECTRIC METER</p> <p>EXST. ELECTRIC BOX</p> <p>EXST. WELL</p> <p>EXST. WATER SHUT OFF VALVE</p> <p>EXST. HEADWALL</p> <p>EXST. CABLE TV BOX</p> <p>PROP. HEADWALL</p>
<p>PROP. WATER VALVE</p> <p>PROP. STORM CLEANOUT</p> <p>PROP. SANITARY CLEANOUT</p> <p>PROP. AIR LIGHT</p> <p>PROP. OUTLET CONTROL STRUCTURE</p> <p>PROP. DRAINAGE MANHOLE</p> <p>PROP. SANITARY SEWER MANHOLE</p> <p>PROP. "X" INLET</p> <p>PROP. "S" INLET</p> <p>PROP. "E" INLET</p> <p>PROP. YARD INLET</p> <p>PROP. FLARED END SECTION</p>	<p>PROP. CABLE LINE</p> <p>PROP. GAS LINE</p> <p>PROP. ELECTRIC LINE</p> <p>PROP. FIBER OPTIC LINE</p> <p>PROP. FIBER OPTIC LINE</p> <p>EXST. GAS LINE</p> <p>PROP. GAS LINE</p> <p>EXST. OVERHEAD WIRES</p> <p>PROP. OVERHEAD WIRES</p> <p>EXST. TELEPHONE LINE</p> <p>PROP. TELEPHONE LINE</p> <p>EXST. WATER LINE</p> <p>PROP. WATER LINE</p>
<p>EXST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)</p> <p>PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)</p> <p>EXST. SANITARY SEWER LINE</p> <p>PROP. SANITARY SEWER LINE</p> <p>EXST. STORM DRAIN LINE</p> <p>PROP. STORM DRAIN LINE</p> <p>EXST. MAJOR CONTOUR & ELEVATION</p> <p>PROP. MAJOR CONTOUR & ELEVATION</p> <p>EXST. FINISH GRADE CONTROL & ELEVATION</p> <p>PROP. FINISH GRADE CONTROL & ELEVATION</p> <p>EXST. SPOT ELEVATIONS</p> <p>EXST. GUTTER ELEV.</p> <p>EXST. TOP OF CURB ELEV.</p> <p>EXST. FINISH FLOOR ELEV.</p> <p>EXST. GARAGE FLOOR ELEV.</p> <p>PROP. GRADE SPOT ELEV.</p> <p>EXST. TOP OF CURB & FINISHED GRADE ELEV.</p> <p>PROP. FINISHED FLOOR ELEV.</p> <p>PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)</p> <p>PROP. TOP OF EXTENDED CURB, (DO) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (DO) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB</p>	<p>EXST. SPOT ELEVATIONS</p> <p>EXST. GUTTER ELEV.</p> <p>EXST. TOP OF CURB ELEV.</p> <p>EXST. FINISH FLOOR ELEV.</p> <p>EXST. GARAGE FLOOR ELEV.</p> <p>PROP. GRADE SPOT ELEV.</p> <p>EXST. TOP OF CURB & FINISHED GRADE ELEV.</p> <p>PROP. FINISHED FLOOR ELEV.</p> <p>PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)</p> <p>PROP. TOP OF EXTENDED CURB, (DO) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (DO) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB</p>

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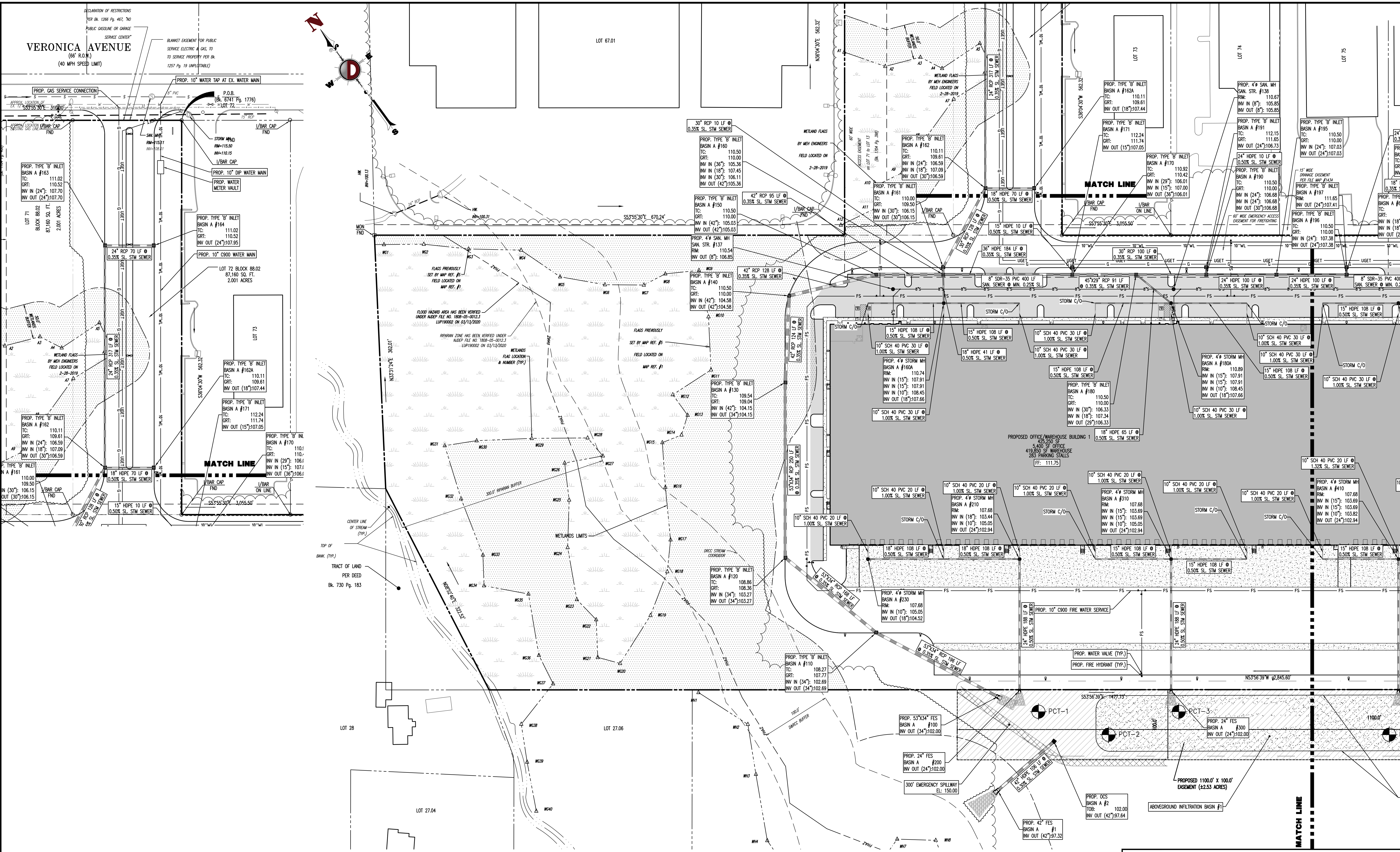
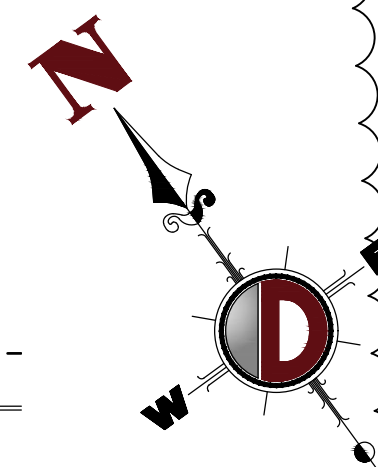
PROJECT: **ELION ACO, LLC**
PROPOSED WAREHOUSE FACILITIES
BLOCK 88.02, LOT 13, 25, 26, 71 & 72
47 VERONICA AVENUE
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB NO: 3372-99-001
DATE: 03/10/2020
DRAWN BY: KTK
SCALE: (H) 1"=50'
(V) 1"=10'
DESIGNED BY: JAR
SHEET NO: 12
CHECKED BY: RPF
CHECKED BY: JAR

ROBERT P. FREUD JORDAN A. RIZZO
PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41938
PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 55346

PROTECT YOURSELF
IF YOU ARE A CONTRACTOR OR ARCHITECT, YOU MUST VERIFY THE QUALITY OF THE WORK AND THE QUALITY OF THE DESIGNER'S WORK. IF YOU ARE A DESIGNER, YOU MUST VERIFY THE QUALITY OF THE WORK AND THE QUALITY OF THE CONTRACTOR'S WORK.

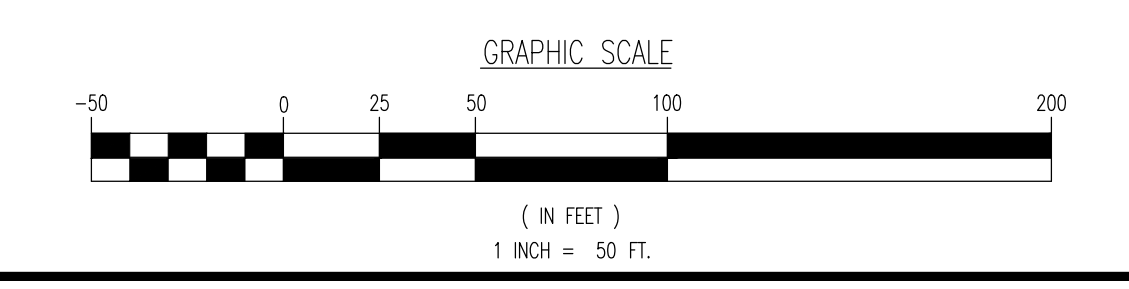
VERONICA AVENUE
(66' R.O.W.)
(40 MPH SPEED LIMIT)



GRADING/UTILITY GRAPHIC LEGEND

<p>EXST. GUY WIRE</p> <p>EXST. LIGHT POLE</p> <p>EXST. BUILDING LIGHT</p> <p>EXST. SMOKE BOX LIGHT</p> <p>EXST. COBRA LIGHT POLE</p> <p>EXST. TRAFFIC SIGNAL POLE</p> <p>EXST. MANHOLE</p> <p>EXST. "A" INLET</p> <p>EXST. "E" INLET</p> <p>EXST. "T" INLET</p> <p>EXST. FLARED END SECTION</p> <p>EXST. HEADWALL</p> <p>EXST. UTILITY POLE</p>	<p>EXST. MONITORING WELL</p> <p>APPROX. TEST PIT LOCATION</p> <p>EXST. FIRE HYDRANT</p> <p>EXST. WATER VALVE</p> <p>EXST. GAS VALVE</p> <p>EXST. GAS METER</p> <p>EXST. ELECTRIC METER</p> <p>EXST. ELECTRIC BOX</p> <p>EXST. CLEAN OUT</p> <p>EXST. WELL</p> <p>EXST. WATER SHUT OFF VALVE</p> <p>EXST. HEADWALL</p> <p>EXST. CABLE TV BOX</p> <p>PROP. HEADWALL</p>	<p>PROP. WATER VALVE</p> <p>PROP. GAS VALVE</p> <p>PROP. STORM CLEANOUT</p> <p>PROP. SANITARY CLEANOUT</p> <p>PROP. AREA LIGHT</p> <p>PROP. OUTLET CONTROL STRUCTURE</p> <p>PROP. DRAINAGE MANHOLE</p> <p>PROP. SANITARY SEWER MANHOLE</p> <p>PROP. "X" INLET</p> <p>PROP. "Y" INLET</p> <p>PROP. "E" INLET</p> <p>PROP. "T" INLET</p> <p>PROP. FLARED END SECTION</p> <p>PROP. WATER LINE</p>	<p>EXST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)</p> <p>PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)</p> <p>EXST. SANITARY SEWER LINE</p> <p>PROP. SANITARY SEWER LINE</p> <p>EXST. STORM DRAIN LINE</p> <p>PROP. STORM DRAIN LINE</p> <p>EXST. MAJOR CONTOUR & ELEVATION</p> <p>EXST. MINOR CONTOUR & ELEVATION</p> <p>PROP. FINISH GRADE CONTOUR & ELEVATION</p> <p>PROP. DIRECTION OF DRAINAGE FLOW ARROW</p>	<p>EXST. SPOT ELEVATIONS</p> <p>EXST. GUTTER ELEV.</p> <p>EXST. TOP OF CURB ELEV.</p> <p>EXST. FINISH FLOOR ELEV.</p> <p>EXST. GARAGE FLOOR ELEV.</p> <p>PROP. GRADE SPOT ELEV.</p> <p>PROP. TOP OF CURB & FINISHED GRADE ELEV.</p> <p>PROP. FINISHED FLOOR ELEV.</p> <p>PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)</p> <p>PROP. TOP OF EXTENDED CURB, (NO) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (NO) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB</p>
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SEE SHEET 3 OF 42 FOR UTILITY PLAN NOTES



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UTILITY PLAN A

PROJECT: **ELION ACO, LLC**
PROPOSED WAREHOUSE FACILITIES
BLOCK 88.02, LOT 13, 25, 26, 71 & 72
47 VERONICA AVENUE
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB No: 3372-99-001
DATE: 03/10/2020
SCALE: (H) 1"=50'
(V) 1"=10'

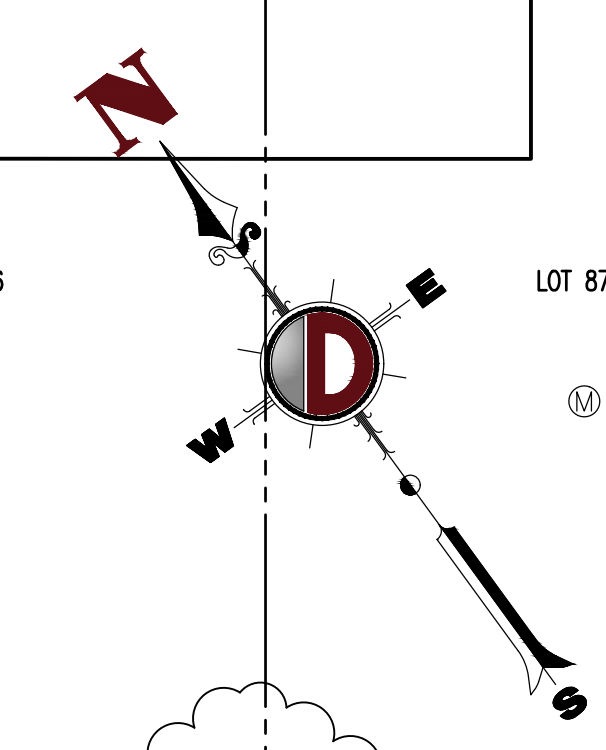
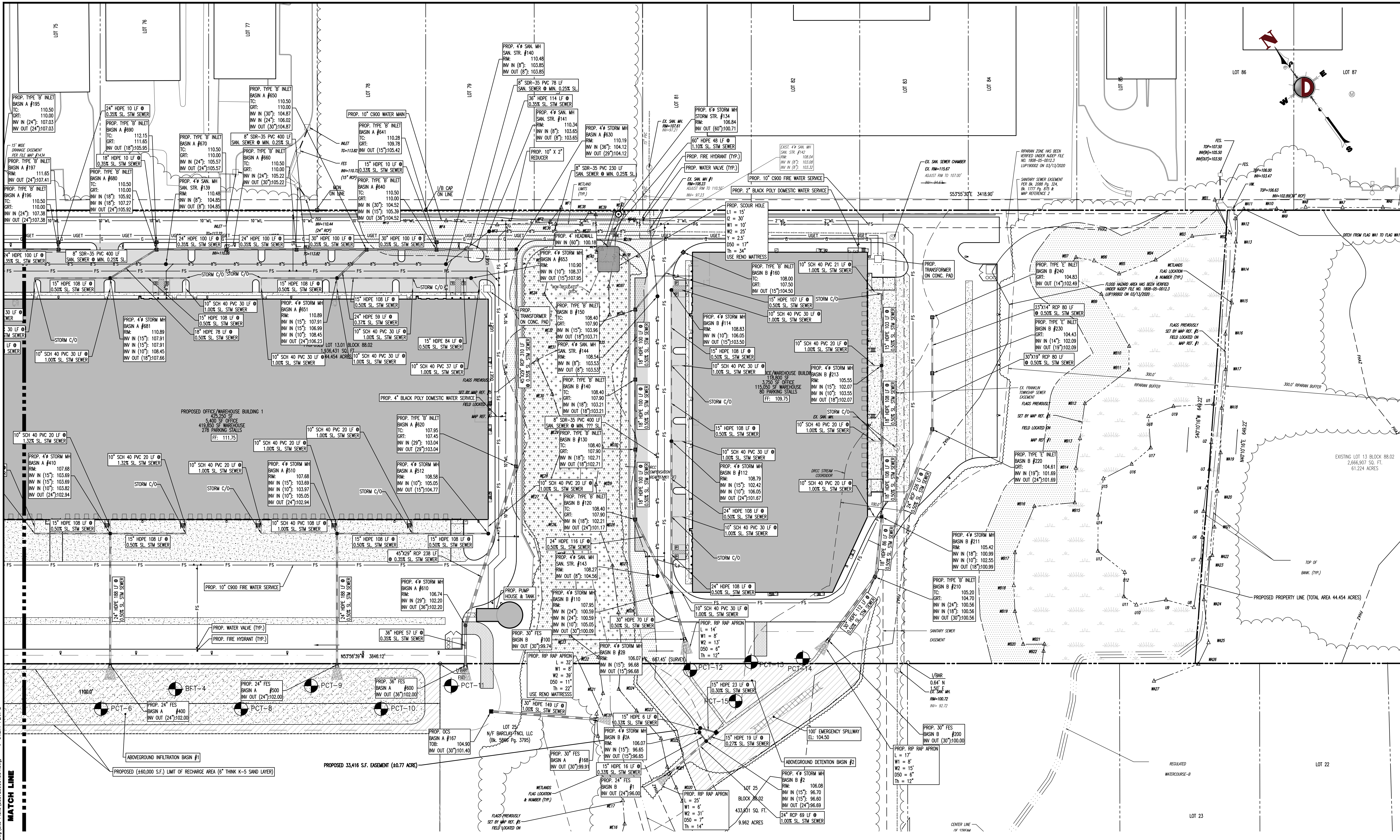
DESIGNED BY: JAR
CHECKED BY: RPF
DATE: 03/10/2020

ROBERT P. FREUD PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

JORDAN A. RIZZO PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 55346

14 OF 42

Printed: 05/17/20 - 8:26 PM, By: kkk, Product: Mr.: 23.16 (LMS Tech), Project: 3372-99-001, Utility Plan A
 P:\3372-99-001\Utility Plan A.dwg, Company: 3372-99-001, Filename: Utility Plan A.dwg, Date: 05/17/20, Time: 8:26 PM, User: kkk



GRADING/UTILITY GRAPHIC LEGEND

<p>EXIST. GUY WIRE</p> <p>EXIST. LIGHT POLE</p> <p>EXIST. BUILDING LIGHT</p> <p>EXIST. SMOKE BOX LIGHT</p> <p>EXIST. COBRA LIGHT POLE</p> <p>EXIST. TRAFFIC SIGNAL POLE</p> <p>EXIST. MANHOLE</p> <p>EXIST. "X" INLET</p> <p>EXIST. "E" INLET</p> <p>EXIST. "T" INLET</p> <p>EXIST. YARD INLET</p> <p>EXIST. FLARED END SECTION</p> <p>EXIST. HEADWALL</p> <p>EXIST. UTILITY POLE</p>	<p>EXIST. MONITORING WELL</p> <p>APPROX. TEST PIT LOCATION</p> <p>EXIST. FIRE HYDRANT</p> <p>EXIST. WATER VALVE</p> <p>EXIST. GAS VALVE</p> <p>EXIST. GAS METER</p> <p>EXIST. ELECTRIC METER</p> <p>EXIST. ELECTRIC BOX</p> <p>EXIST. WELL</p> <p>EXIST. WATER SHUT OFF VALVE</p> <p>EXIST. HEADWALL</p> <p>EXIST. TELEPHONE BOX</p> <p>EXIST. CABLE TV BOX</p> <p>PROP. HEADWALL</p>	<p>PROP. WATER VALVE</p> <p>PROP. GAS VALVE</p> <p>PROP. STORM CLEANOUT</p> <p>PROP. SANITARY CLEANOUT</p> <p>PROP. AREA LIGHT</p> <p>PROP. OUTLET CONTROL STRUCTURE</p> <p>PROP. DRAINAGE MANHOLE</p> <p>PROP. SANITARY SEWER MANHOLE</p> <p>PROP. "X" INLET</p> <p>PROP. "E" INLET</p> <p>PROP. "T" INLET</p> <p>PROP. YARD INLET</p> <p>PROP. FLARED END SECTION</p>	<p>EXIST. CABLE LINE</p> <p>EXIST. PROP. CABLE LINE</p> <p>EXIST. ELECTRIC LINE</p> <p>EXIST. PROP. ELECTRIC LINE</p> <p>EXIST. FIBER OPTIC LINE</p> <p>EXIST. PROP. FIBER OPTIC LINE</p> <p>EXIST. GAS LINE</p> <p>EXIST. PROP. GAS LINE</p> <p>EXIST. OVERHEAD WIRES</p> <p>EXIST. PROP. OVERHEAD WIRES</p> <p>EXIST. TELEPHONE LINE</p> <p>EXIST. PROP. TELEPHONE LINE</p> <p>EXIST. WATER LINE</p> <p>EXIST. PROP. WATER LINE</p>	<p>EXIST. SPOT ELEVATIONS</p> <p>EXIST. GUTTER ELEV.</p> <p>EXIST. TOP OF CURB ELEV.</p> <p>EXIST. FRESH FLOOR ELEV.</p> <p>EXIST. GARAGE FLOOR ELEV.</p> <p>PROP. GRADE SPOT ELEV.</p> <p>PROP. TOP OF CURB & FINISHED GRADE ELEV.</p> <p>PROP. FINISHED FLOOR ELEV.</p> <p>PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (FACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)</p> <p>PROP. TOP OF EXTENDED CURB, (NO) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (NO) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB</p>
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SEE SHEET 3 OF 42 FOR UTILITY PLAN NOTES

GRAPHIC SCALE

(IN FEET)
1" = 50 FT.

PROJECT: ELION ACO, LLC
PROPOSED WAREHOUSE FACILITIES
BLOCK 88.02, LOT 13, 25, 26, 71 & 72
47 VERONICA AVENUE
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

DATE: 03/10/2020

JOB NO.: 3372-99-001

DRAWN BY: KTK

DESIGNED BY: JAR

CHECKED BY: RPF

PROF. ENGINEER: ROBERT P. FREUD
NEW JERSEY LICENSE NO. 41938

PROF. ENGINEER: JORDAN A. RIZZO
NEW JERSEY LICENSE NO. 55346

TITLE: UTILITY PLAN B

DATE: 03/10/2020

SCALE: (H) 1"=50'
(V) 1"=10'

SHEET NO.: 15

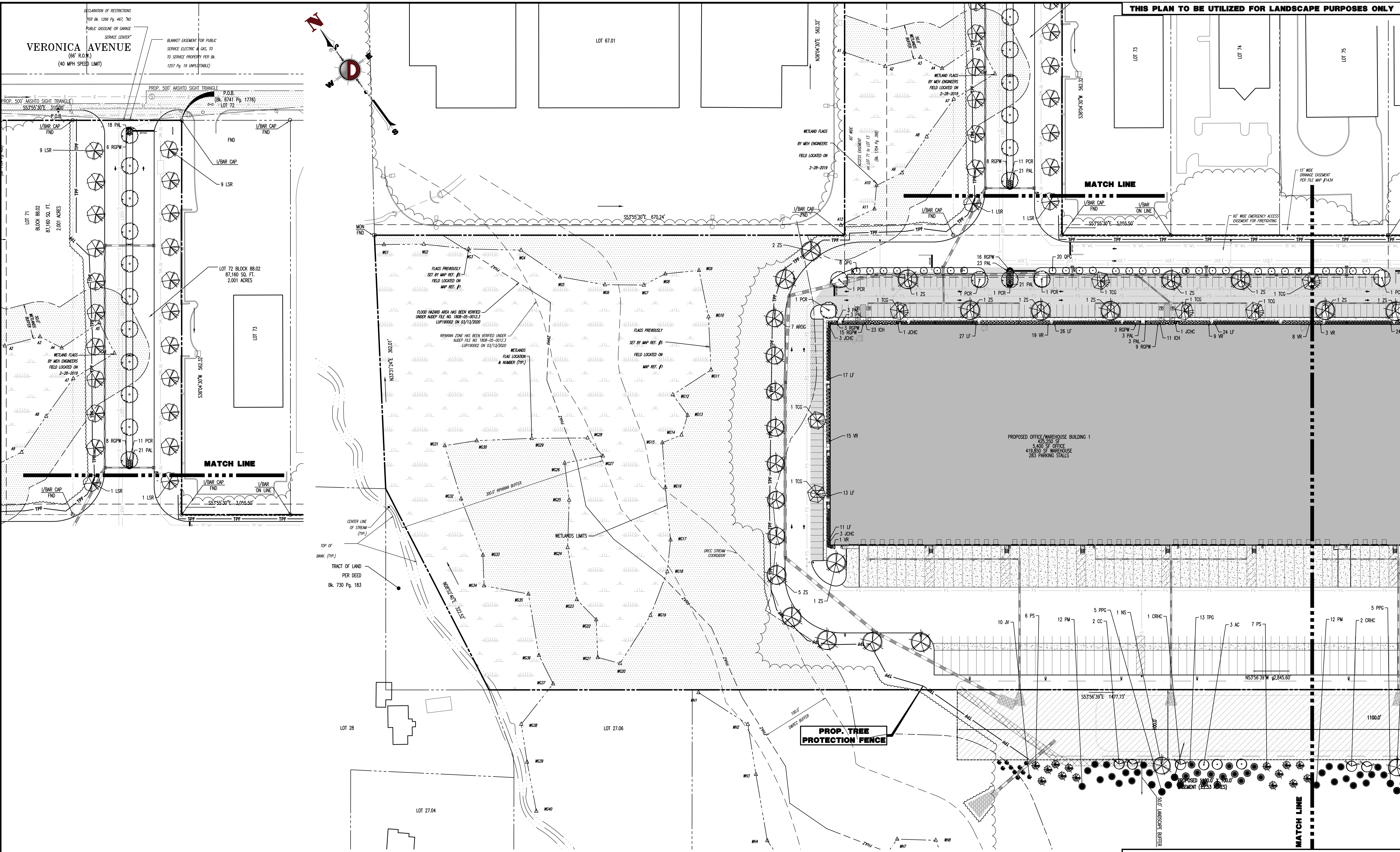
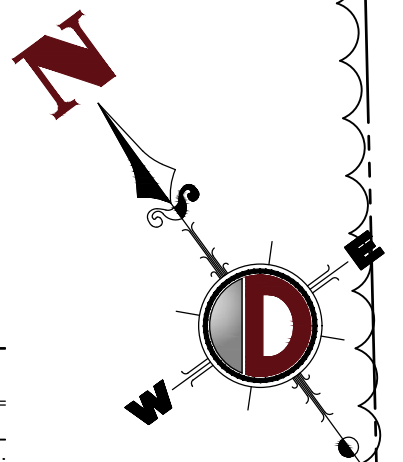
TOTAL SHEETS: 42

Project No. 03/17/20 - 827 PM, By: KTK, P: 03/17/20, Project: 3372-99-001, Utility Plan B, 15 of 42, Dynamic Engineering Consultants, PC - ALL RIGHTS RESERVED

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

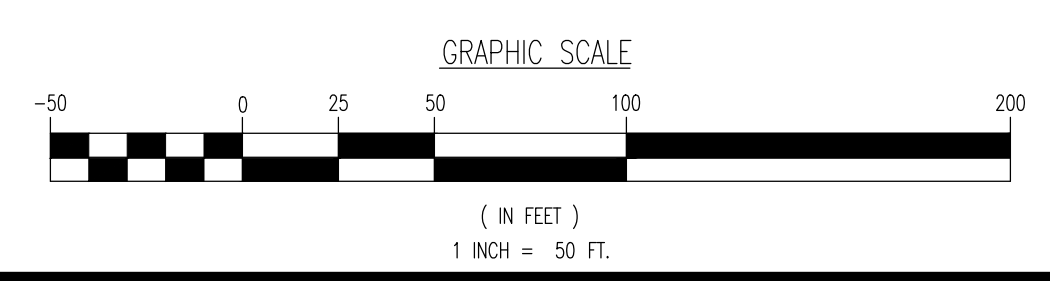
VERONICA AVENUE
(66' R.O.W.)
(40 MPH SPEED LIMIT)

BLANKET EASEMENT FOR PUBLIC SERVICE ELECTRIC & GAS TO SERVICE PROPERTY PER BK. 1257 PG. 19 UNPLATTABLE



PROPOSED OFFICE/WAREHOUSE BUILDING 1
425,250 SF
5,400 SF OFFICE
419,850 SF WAREHOUSE
283 PARKING STALLS

PROP. TREE PROTECTION FENCE



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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TITLE: **LANDSCAPE PLAN A**

PROJECT: **ELION ACO, LLC
PROPOSED WAREHOUSE FACILITIES**
BLOCK 88.02, LOT 13, 25, 26, 71 & 72
47 VERONICA AVENUE
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

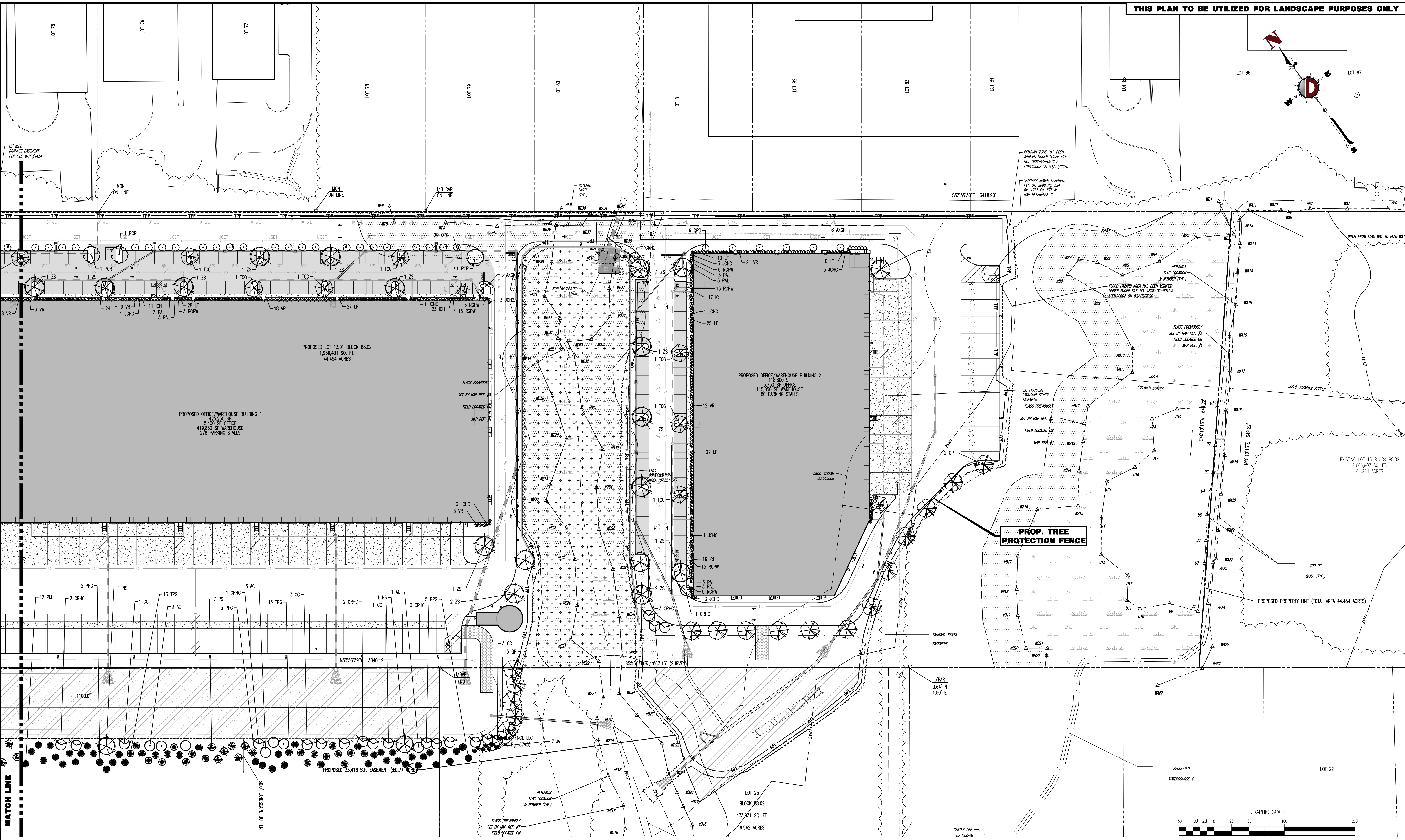
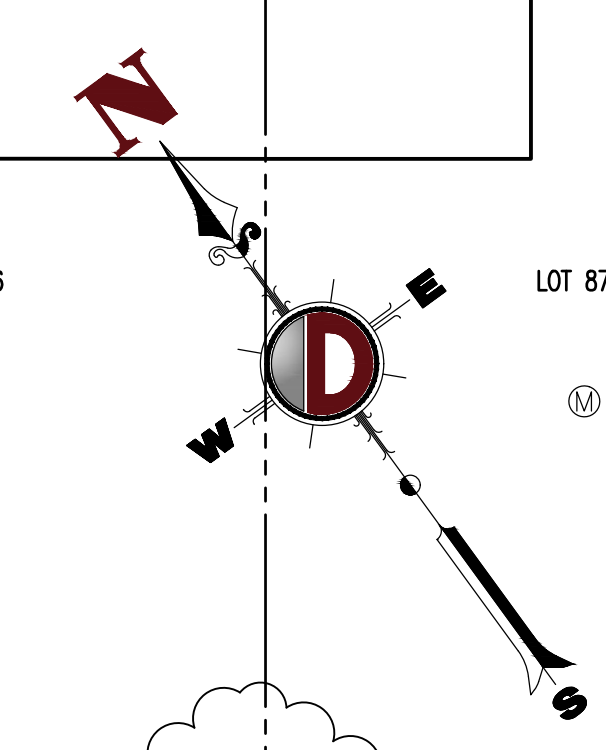
JOB No: 3372-99-001 DATE: 03/10/2020
DRAWN BY: KTK SCALE: (H) 1"=50'
(V) 1"=50'
DESIGNED BY: JAR SHEET No: **17**
CHECKED BY: RPF OF 42
DATE: Rev. # 1

ROBERT P. FREUD PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

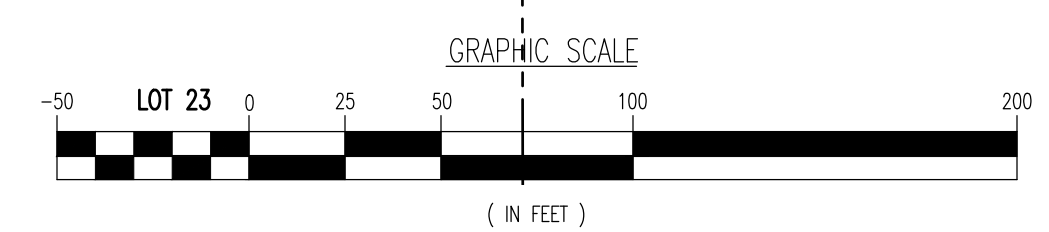
JORDAN A. RIZZO PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 55346

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ALL WORK SHALL BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS PRIOR TO CONSTRUCTION.

Printed: 05/17/20 - 6:47 PM By: ktk
P:\3372-99-001\3372-99-001 Landscape Plan A.dwg
Product: Mr. 23.16 (LMS Tech)
Company: 3372-99-001
Landscape Plan A



PROP. TREE PROTECTION FENCE



Printed: 05/17/20 08:47 AM. By: MKK. Product: 2315 LMS Tech. File: P:\Users\K\Documents\33729800_33729800_Site_Plan.dwg. Product Path: P:\Users\K\Documents\33729800_33729800_Site_Plan.dwg. Landscape Plan B

50' LANDSCAPE BUFFER

Rev.	Date	Description
1	03/10/2020	REV. PER TOWNSHIP COMMENTS

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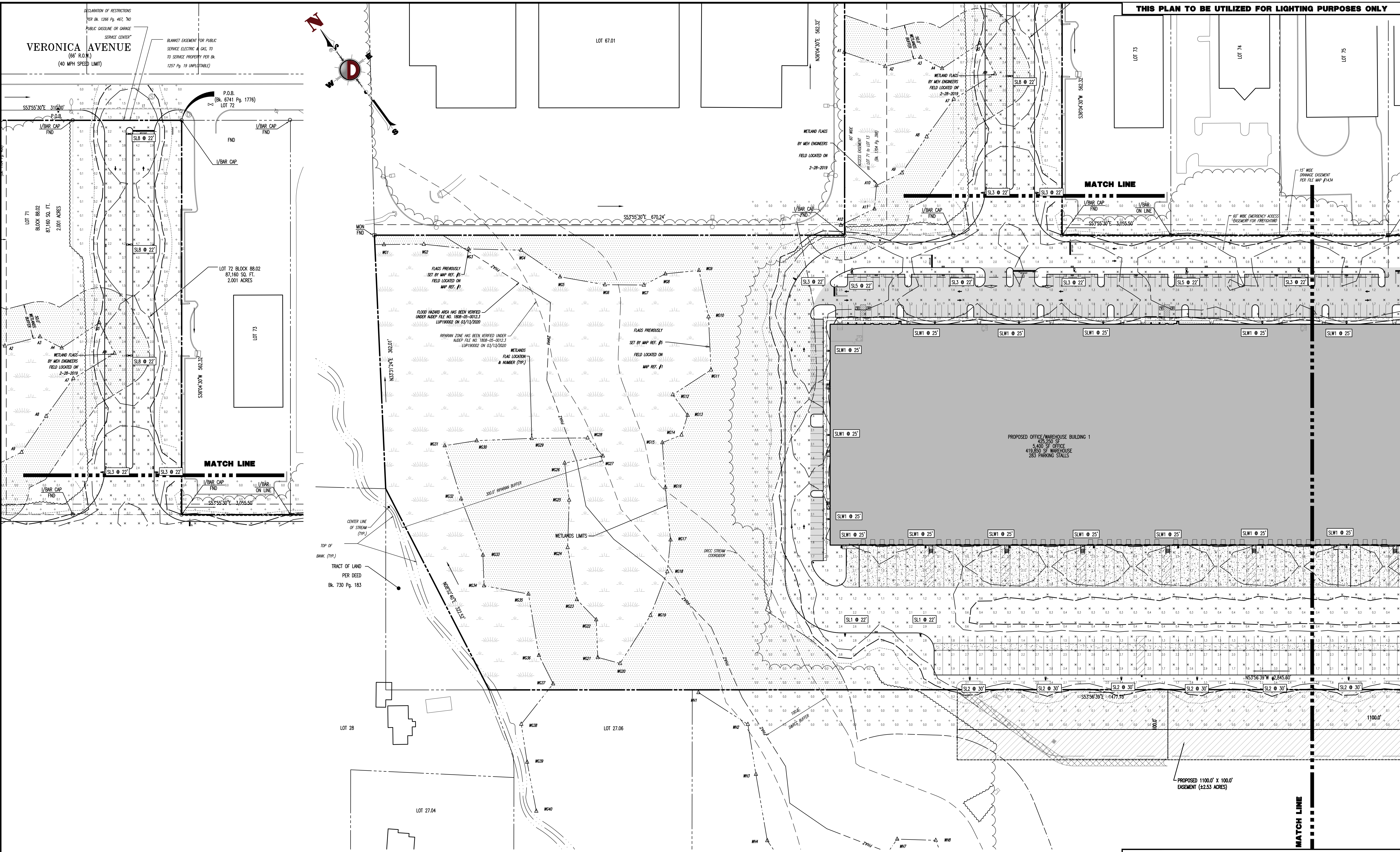
LANDSCAPE PLAN B

PROJECT: **ELION ACO, LLC**
PROPOSED WAREHOUSE FACILITIES
BLOCK 88.02, LOT 13, 25, 26, 71 & 72
47 VERONICA AVENUE
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB No: 3372-99-001 DATE: 03/10/2020
DRAWN BY: KTK SCALE (H): 1"=50'
DESIGNED BY: JAR (V)
CHECKED BY: RPF SHEET No:
CHECKED BY: **18**
OF 42

ROBERT P. FREUD **JORDAN A. RIZZO**
Robert P. Freud *Jordan A. Rizzo*
PROFESSIONAL ENGINEER PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938 NEW JERSEY LICENSE No. 55346

PROTECT YOURSELF! ALWAYS WEAR YOUR SEATBELT. NEVER DRINK AND DRIVE. PLEASE. IT'S THE ONLY WAY TO STAY ALIVE.



VERONICA AVENUE
(66' R.O.W.)
(40 MPH SPEED LIMIT)

BLANKET EASEMENT FOR PUBLIC SERVICE ELECTRIC GAS, TO SERVICE PROPERTY PER BK. 1257 Pg. 19 UNPLATTABLE

P.O.B. (Bk. 6741 Pg. 1776) LOT 72

LOT 72 BLOCK 88.02
87,160 SQ. FT.
2.001 ACRES

MATCH LINE

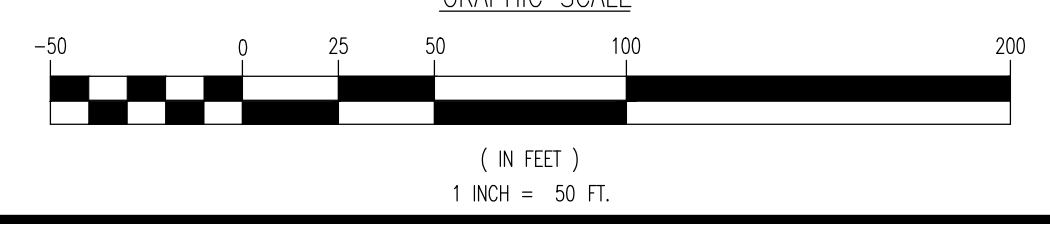
PROPOSED OFFICE/WAREHOUSE BUILDING 1
425,250 SF
5,400 SF OFFICE
419,850 SF WAREHOUSE
283 PARKING STALLS

PROPOSED 1100.0' X 100.0' EASEMENT (42.53 ACRES)

MATCH LINE

Printed: 05/12/20 9:45 AM By: ktk Product Ver: 23.18 (LMS Tech) Plot: P:\Users\k\Projects\3372\3372.dwg Plotter: HP DesignJet T1300 Plot Style: s3372.ctb

SEE SHEET 03 OF 42 FOR ADDITIONAL LIGHTING PLAN NOTES



NO.	DATE	BY	REVISION

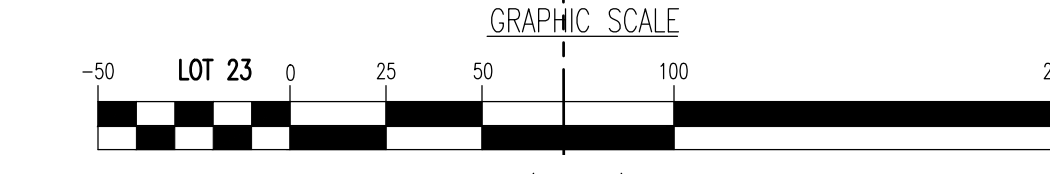
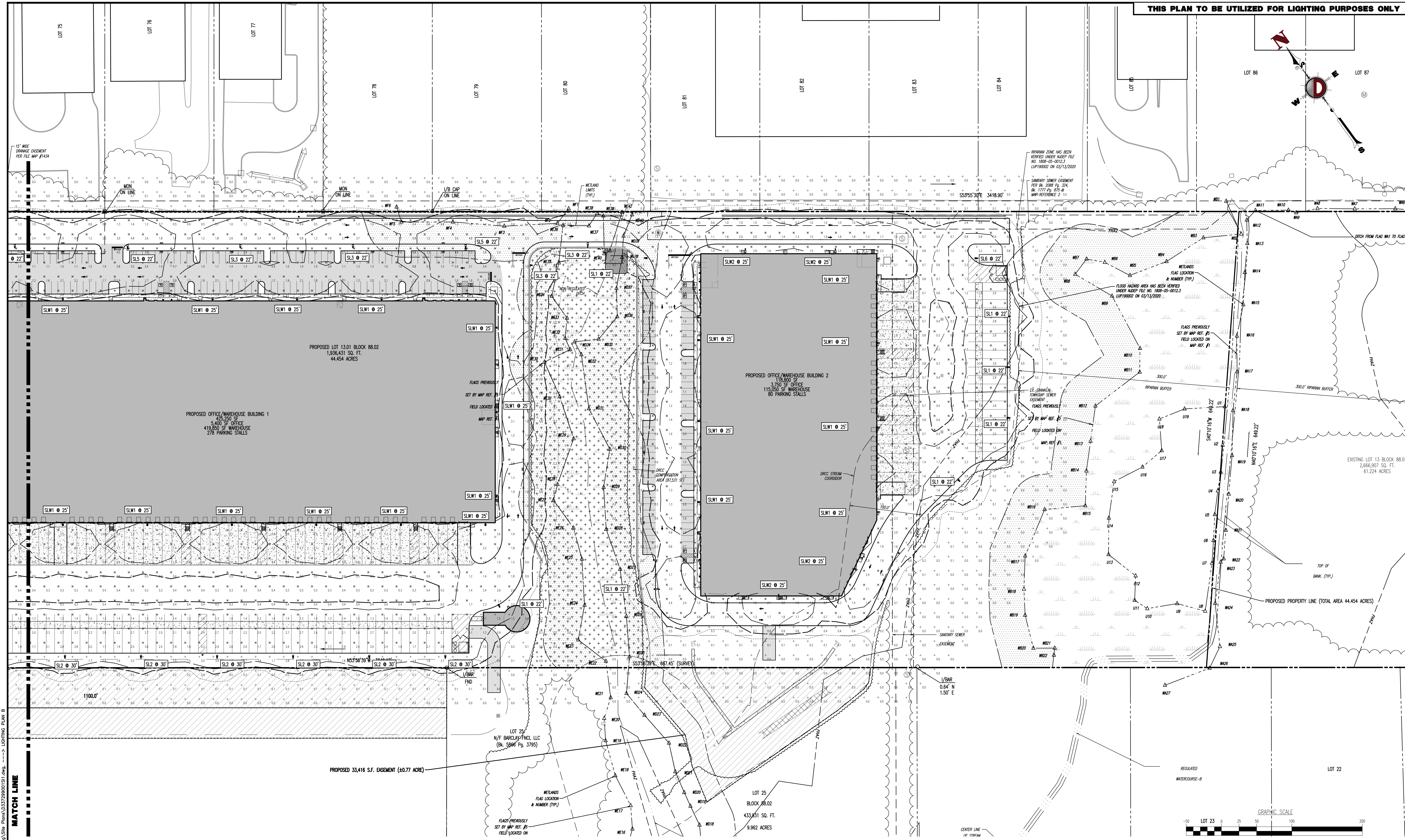
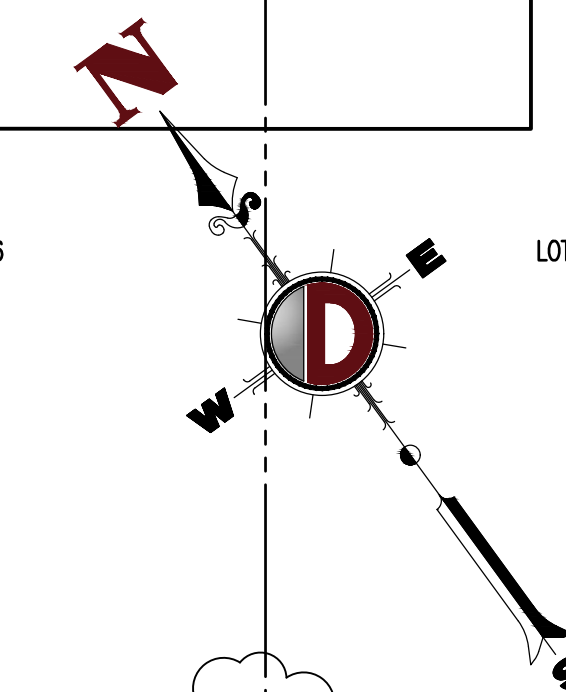
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TITLE: LIGHTING PLAN A

PROJECT: **ELION ACO, LLC**
PROPOSED WAREHOUSE FACILITIES
BLOCK 88.02, LOT 13, 25, 26, 71 & 72
47 VERONICA AVENUE
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB No: 3372-99-001 DATE: 03/10/2020
DRAWN BY: KTK SCALE (H) 1"=50' (V) 1"=100'
DESIGNED BY: JAR SHEET No: 21 OF 42
CHECKED BY: RPF
PROFESSIONAL ENGINEER: **ROBERT P. FREUD** (NEW JERSEY LICENSE No. 41938)
PROFESSIONAL ENGINEER: **JORDAN A. RIZZO** (NEW JERSEY LICENSE No. 55346)

FOR SHEET NO. 21, SEE SHEET NO. 20 FOR SHEET NO. 22, SEE SHEET NO. 23



15' WIDE ORANGE EXEMPT PER FILE MAP #1434
MON ON LINE
I/B CAP ON LINE
METLAND LINES (TYP.)
RIPARIAN ZONE HAS BEEN VERIFIED UNDER NDEP FILE NO. 1808-05-0012.3 LUP#0802 ON 04/13/2020
SANITARY SEWER EASEMENT PER DL 3086 Pg. 24, DL 1772 Pg. 875 & MAP REFERENCE 2
PROPOSED LOT 13.01 BLOCK 88.02 1,936,431 SQ. FT. 44.454 ACRES
PROPOSED OFFICE/WAREHOUSE BUILDING 1 225,250 SF 5,400 SF OFFICE 419,850 SF WAREHOUSE 278 PARKING STALLS
PROPOSED OFFICE/WAREHOUSE BUILDING 2 118,800 SF 3,750 SF OFFICE 115,050 SF WAREHOUSE 80 PARKING STALLS
EX. DRAINAGE TOWNSHIP SEWER EASEMENT FLAGS PREVIOUSLY SET BY MAP REF. #5 FIELD LOCATED ON MAP REF. #1
EX. DRAINAGE TOWNSHIP SEWER EASEMENT FLAGS PREVIOUSLY SET BY MAP REF. #5 FIELD LOCATED ON MAP REF. #1
EXISTING LOT 13 BLOCK 88.02 2,666,907 SQ. FT. 61.224 ACRES
PROPOSED PROPERTY LINE (TOTAL AREA 44.454 ACRES)
TOP OF BANK (TYP.)
PROPOSED 33,416 SF. EASEMENT (0.77 ACRE)
LOT 25 N/F BARCLAY/FNCL LLC (Bk. 5886 Pg. 3795)
LOT 25 BLOCK 88.02 433,851 SQ. FT. 9.962 ACRES
REGULATED WATERCOURSE-B
GRAPHIC SCALE
0 50 100 150 200
IN FEET
1 INCH = 50 FEET
CROSS LINE OF STREAM
1/2 BAR 0.64' N 1.50' E

SEE SHEET 03 OF 42 FOR ADDITIONAL LIGHTING PLAN NOTES

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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TITLE: LIGHTING PLAN B

PROJECT: ELION ACO, LLC
PROPOSED WAREHOUSE FACILITIES
BLOCK 88.02, LOT 13, 25, 26, 71 & 72
47 VERONICA AVENUE
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB No: 3372-99-001 DATE: 03/10/2020
DRAWN BY: KTK SCALE: (H) 1"=50'
DESIGNED BY: JAR (V)
CHECKED BY: RPF SHEET No:
CHECKED BY: RPF

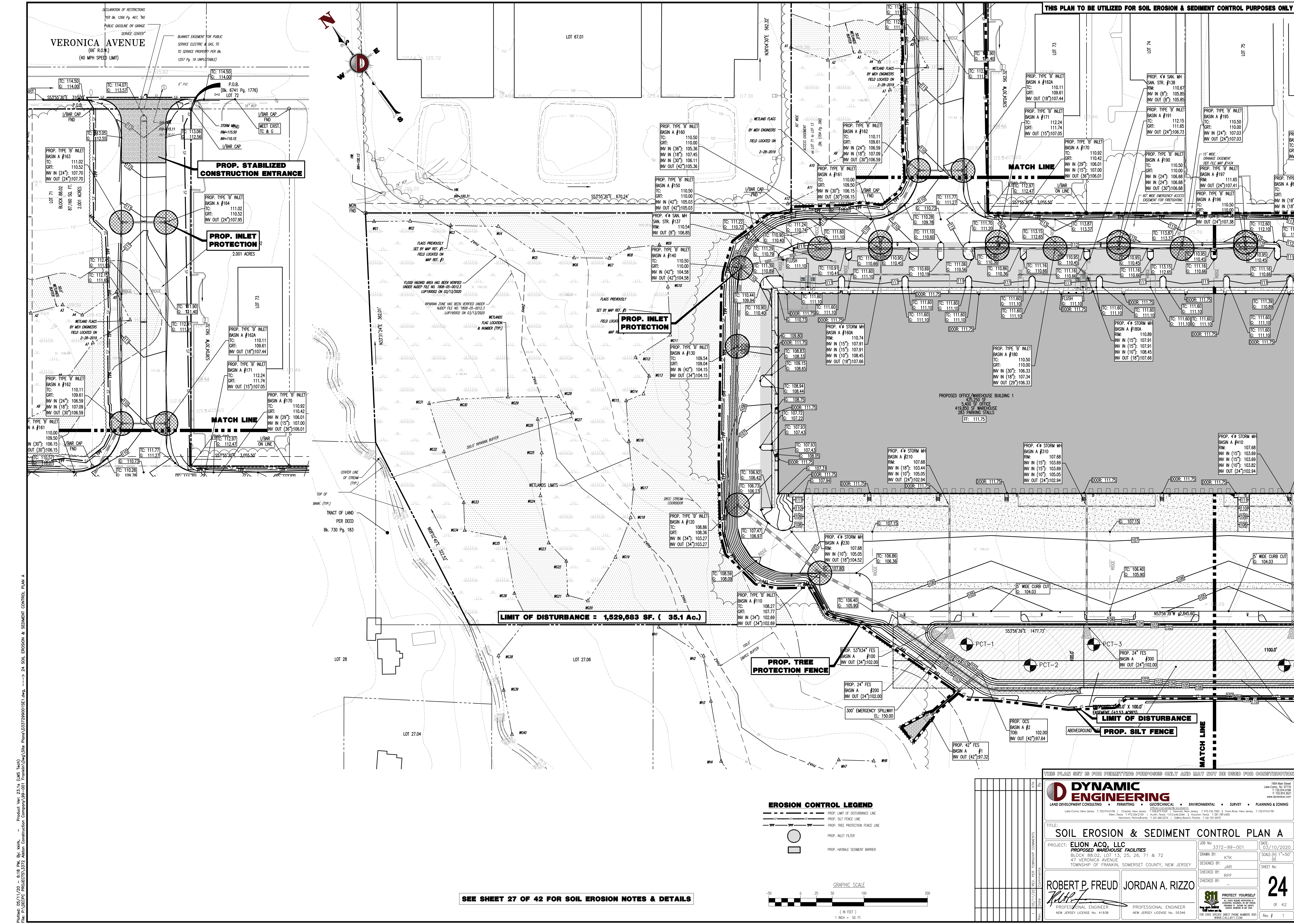
ROBERT P. FREUD JORDAN A. RIZZO
PROFESSIONAL ENGINEER PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 41938 NEW JERSEY LICENSE NO. 55346

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OF 42

THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY

VERONICA AVENUE
(66' R.O.W.)
(40 MPH SPEED LIMIT)



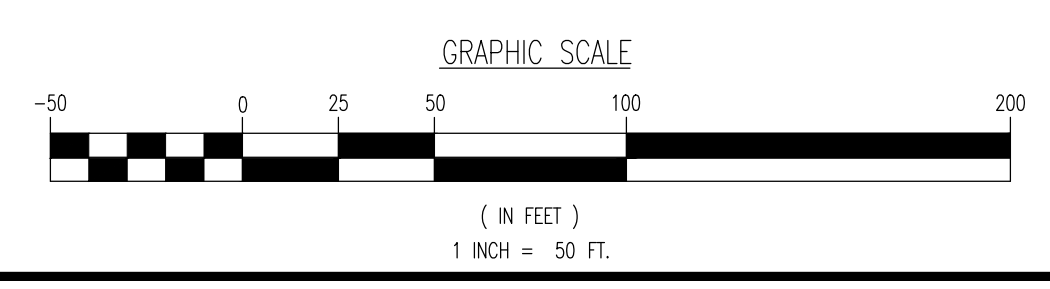
Printed: 05/17/20 - 6:18 PM, By: kpk, Product: Mr.: 23.16 (LMS Tool), Plot: P:\Users\kpk\Projects\2020\Elion ACO\2020\Elion ACO.dwg, PLOT: 24 - SOIL EROSION & SEDIMENT CONTROL PLAN A

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SEE SHEET 27 OF 42 FOR SOIL EROSION NOTES & DETAILS

EROSION CONTROL LEGEND

- PROP. LIMIT OF DISTURBANCE LINE
- PROP. SILT FENCE LINE
- PROP. TREE PROTECTION FENCE LINE
- PROP. INLET FILTER
- PROP. HAYBALE SEDIMENT BARRIER



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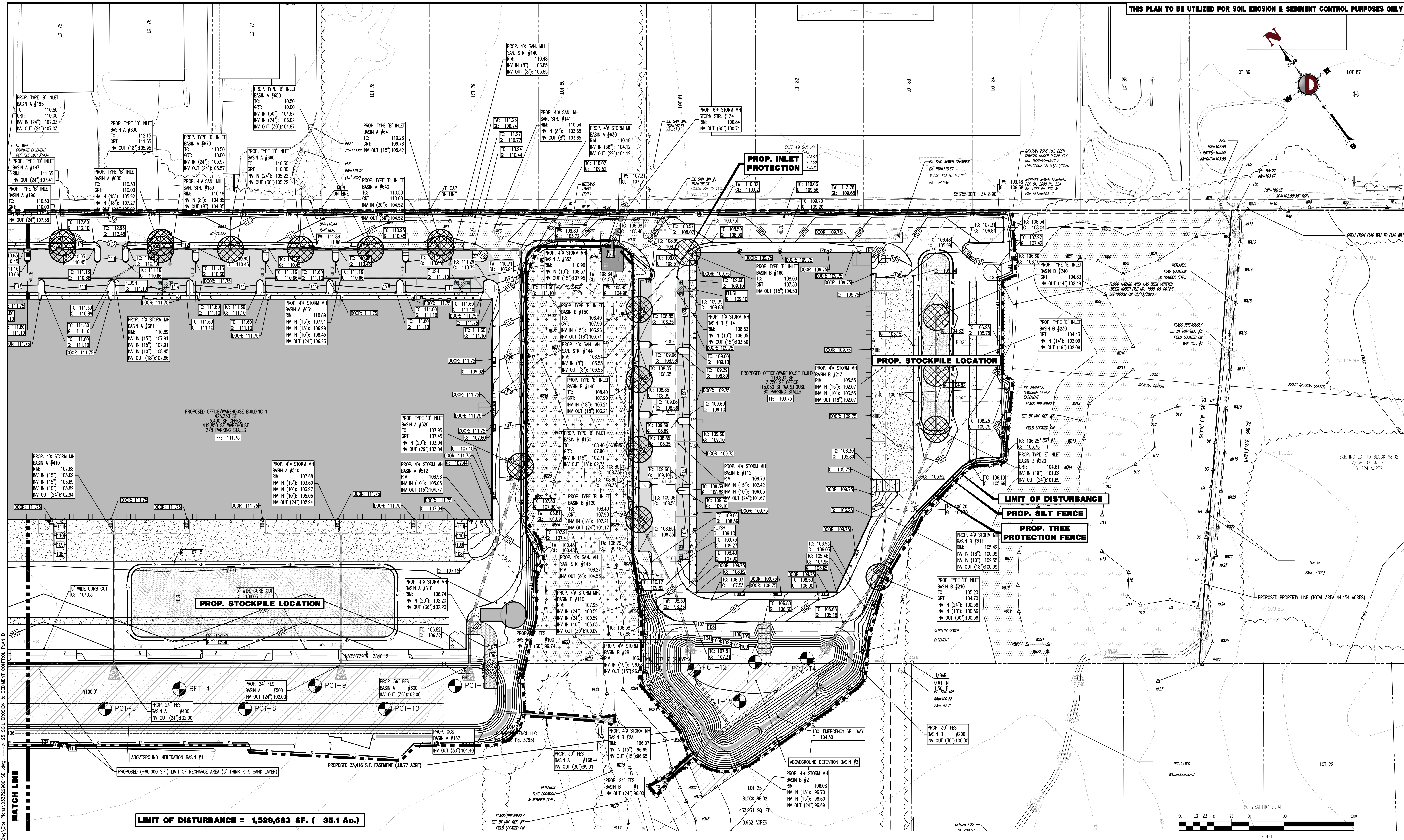
TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN A

PROJECT: ELION ACO, LLC
PROPOSED WAREHOUSE FACILITIES
BLOCK 88.02, LOT 13, 25, 26, 71 & 72
47 VERONICA AVENUE
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB No: 3372-99-001 DATE: 03/10/2020
DRAWN BY: KTK SCALE: (H) 1"=50'
(V) 1"=20'
DESIGNED BY: JAR SHEET No:
CHECKED BY: RPF
CHECKED BY: -

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NEW JERSEY LICENSE No. 41938 NEW JERSEY LICENSE No. 55346

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OF 42
Rev. # 1



EROSION CONTROL LEGEND

- PROP. LIMIT OF DISTURBANCE LINE
- PROP. SILT FENCE LINE
- PROP. TREE PROTECTION FENCE LINE
- PROP. INLET FILTER
- PROP. HAYBALE SEDIMENT BARRIER

SEE SHEET 27 OF 42 FOR SOIL EROSION NOTES & DETAILS

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SOIL EROSION & SEDIMENT CONTROL PLAN B

PROJECT: ELION ACO, LLC
 PROPOSED WAREHOUSE FACILITIES
 BLOCK 88.02, LOT 13, 25, 26, 71 & 72
 47 VERONICA AVENUE
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB No: 3372-99-001 DATE: 03/10/2020
 DRAWN BY: KTK SCALE: (H) 1"=50'
 DESIGNED BY: JAR SHEET No: 25
 CHECKED BY: RPF OF 42
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