



SITE LAYOUT NOTES

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS SPECIFIC NOTES.
- PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
- ALL DIRECTIONAL TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE. STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
- WHEN APPLICABLE, OWNER/OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER ADEP REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED). ALL WEATHERED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
- THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.

REFERENCES AND CONTACTS

- REFERENCES**
- ALTAIRSPS LAND TITLE SURVEY: CONTROL POINT ASSOCIATES, INC. 30 INDEPENDENCE BOULEVARD, SUITE 100 WARREN, NJ 07059 DATED: 05/10/2020 (REV. 3) JOB # 01-20075-00 ELEVATIONS: NAVD 1988
 - GEOTECHNICAL INVESTIGATION REPORT: WHITESTONE ASSOCIATES, INC. 30 INDEPENDENCE BOULEVARD, SUITE 250 WARREN, NJ 07059 DATED: 05/04/2020
 - ARCHITECTURAL PLAN: M&H ARCHITECTS 2159 SCHULEY ROAD, SUITE 200 ST. LOUIS, MO 63146 NEW YORK, NY 11111 DATED: 08/07/2020
 - STORMWATER MANAGEMENT REPORT: BOHLER ENGINEERING 30 INDEPENDENCE BOULEVARD, SUITE 200 WARREN, NJ 07059 DATED: 08/20/20 (REV. 1) JOB # J200581
 - STORMWATER MANAGEMENT FACILITY OPERATIONS AND MAINTENANCE MANUAL: BOHLER ENGINEERING 30 INDEPENDENCE BOULEVARD, SUITE 200 WARREN, NJ 07059 DATED: 08/20/20 (REV. 1) JOB # J200581

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

PAVEMENT LEGEND

| | |
|-----------------------------|--|
| POROUS PAVEMENT | |
| HEAVY DUTY ASPHALT PAVEMENT | |
| ASPHALT PAVEMENT | |
| CONCRETE PAVEMENT/SIDEWALK | |



TOWNSHIP OF FRANKLIN LAND USE NOTES

| | |
|-----------------|--|
| APPLICANT: | ACTIVE ACQUISITIONS C/O SETH GERSZBERG 5 TENAILEY ROAD ENGLEWOOD, NEW JERSEY 07831 |
| PROPERTY OWNER: | BLOCK 517.05, LOTS 35.12 KHARBANDA, ANUPAM & VARUN TRUSTEES 1218 SUMMIT AVENUE MINNEAPOLIS, MN 55403-2960 |
| PARCEL: | BLOCK 517.05, LOTS 35.12 230 BELMONT DRIVE TOWNSHIP OF FRANKLIN SOMERSET COUNTY, NEW JERSEY |
| ZONE: | ZONE: M-1 LIGHT MANUFACTURING DISTRICT PROPOSED USE: WAREHOUSE (PERMITTED) |

BULK REQUIREMENTS

| ITEM | REQUIRED (\$112 ATTACHMENT 2 & 3) | PROPOSED |
|--|--------------------------------------|-------------------------|
| MINIMUM LOT AREA | 5 ACRES | 961,777 SF (22.079 AC.) |
| MINIMUM FRONTAGE | 300 FT | 833.35 FT |
| MINIMUM FRONT YARD SETBACK | 50 FT | 65.3 FT |
| MINIMUM SIDE YARD SETBACK (ONE) | 40 FT | 40 FT |
| MINIMUM SIDE YARD SETBACK (TOTAL) | 100 FT | 175.5 FT |
| MINIMUM REAR YARD SETBACK | 100 FT | 553.2 FT |
| MINIMUM ACCESSORY BUILDING SIDE YARD SETBACK | 40 FT | N/A |
| MINIMUM ACCESSORY BUILDING REAR YARD SETBACK | 50 FT | N/A |
| MAXIMUM BUILDING HEIGHT | 50 FT | 48.33 FT |
| MAXIMUM LOT COVERAGE | 50% | 15.6% (152,175 SF) |
| MAXIMUM IMPERVIOUS COVERAGE | 60% | 28.9% (278,283 SF) |
| MAXIMUM FAR | 0.5 | 0.16 |

BUILDING COVERAGE - THE PROPORTION OF THE TOTAL LOT AREA EXPRESSED AS A PERCENT THAT IS COVERED BY THE HORIZONTAL AREA MEASURED WITHIN THE OUTSIDE OF THE EXTERIOR WALLS OF ALL PRINCIPAL AND ACCESSORY BUILDINGS ON A LOT. IN THE EVENT THAT ANY OTHER FLOOR OF A BUILDING EXCEEDS THE DIMENSIONS OF THE GROUND FLOOR, THE AREA OF THE LARGER FLOOR SHALL BE USED IN THE COMPUTATION OF BUILDING COVERAGE.

BUILDING HEIGHT - THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE AT THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF, CHIMNEYS, SPIRES, TOWERS, ELEVATOR, PENTHOUSES, TANKS AND SIMILAR PROJECTIONS OTHER THAN SIGNS SHALL NOT BE INCLUDED IN CALCULATING THE HEIGHT.

LOADING REQUIREMENTS

- NO REQUIRED OFF-STREET LOADING SPACE, INCLUDING MANEUVERING AREA FOR SUCH OFF-STREET LOADING SPACE SHALL BE ESTABLISHED IN THE AREA BETWEEN THE FRONT BUILDING SETBACK LINE AND THE STREET RIGHT-OF-WAY LINE IN ANY INDUSTRIAL DISTRICT (§112-102.1).
- A LOADING BERTH SHALL BE AT LEAST 12 FEET WIDE WITH AT LEAST 15 FEET OVERHEAD CLEARANCE. THE LENGTH OF THE LOADING BERTH SHALL BE AT LEAST 48 FEET OR SHALL BE A LENGTH SUCH THAT THE HORIZONTAL DISTANCE FROM THE FRONT OF A DOCK FOR BACK-IN PARKING TO THE LIMITING BOUNDARY OF THE LOADING AND UNLOADING AREA SHALL NOT BE LESS THAN TWICE THE OVERALL LENGTH OF THE LONGEST VEHICLE EXPECTED TO USE THE FACILITY. (§112-104.A)
- MINIMUM REQUIRED LOADING SIZE: 13.5 FT x 14 FT; PROPOSED: 130 FT x 14 FT (W)
- A LOADING SPACE NEED NOT BE NECESSARILY A FULL BERTH BUT SHALL HAVE A MINIMUM PLAN DIMENSION OF AT LEAST 10 FEET OVERHEAD CLEARANCE. (§112-104.B)
- PROPOSED LOADING BAYS = 28 BAYS AND 2 MAN DOORS

PARKING REQUIREMENTS

- REQUIRED: 9 FT X 18 FT STALLS (§112-83); PROPOSED: 9 FT X 18 FT
- NO PARKING AREA SHALL BE LOCATED IN THE REQUIRED FRONT YARD AREA NOR CLOSER THAN 50 FEET FROM A RESIDENCE ZONE NOR CLOSER THAN FIVE FEET FROM A SIDE OR REAR PROPERTY LINE. INGRESS AND EGRESS SHALL BE PROVIDED BY NOT MORE THAN TWO DRIVEWAYS, EACH NOT LESS THAN 20 FEET NOR MORE THAN 36 FEET IN WIDTH. (§112-102.G)
- PARKING REQUIREMENTS (§112 ATTACHMENT 4 SCHEDULE 4):
- WAREHOUSE REQUIRED = 1 SPACE FOR EACH 1,000 SF OF GFA FOR THE FIRST 5,000 SF THEN 1 SPACE FOR EACH 2,500 SF = 5,000 SF X 1 SPACE / 1,000 SF + (143,675 SF WAREHOUSE - 5,000 SF) / 2,500 SF = 60.5 SPACES
- OFFICE REQUIRED = 1 SPACE FOR EACH 250 SF OF NET USABLE FLOOR AREA = 8,500 SF X 1 SPACE / 250 SF = 34 SPACES*
- * TOTAL REQUIRED SPACES = 60.5 + 34 = 94.5 SPACES
- TOTAL PROPOSED = 110 SPACES
- * THE BOARD OF JURISDICTION MAY WAIVE THE IMPROVEMENT OF UP TO 50% OF THE REQUIRED PARKING STALLS AS LANDBANKED PARKING SPACES PROVIDED AN AREA EQUAL TO THE AMOUNT OF OFF-STREET PARKING WAIVED IS RESERVED AND SO DELINEATED ON THE SITE PLAN AS AN OFF-STREET PARKING AREA
- TOTAL REQUIRED ADA SPACES (INCLUDE BANKED PARKING SPACES) = 5 ADA SPACES (INCLUDING 1 VAN ACCESSIBLE SPACES) FOR 101 - 125 TOTAL PARKING SPACES
- PROPOSED ADA SPACES = 5 ADA SPACES (INCLUDING 2 VAN ACCESSIBLE SPACES)
- NO REQUIRED OFF-STREET LOADING SPACES, INCLUDING MANEUVERING AREA FOR SUCH OFF-STREET LOADING SPACE SHALL BE ESTABLISHED IN THE AREA BETWEEN THE FRONT BUILDING SETBACK AND THE STREET RIGHT-OF-WAY LINE IN ANY INDUSTRIAL DISTRICT UNLESS OTHERWISE SPECIFIED IN THIS CHAPTER. (§112-102.I)

ACCESS REQUIREMENTS

- INTERIOR DRIVEWAYS SHALL BE AT LEAST 26 FT WIDE WHERE USED WITH 90° PARKING, WHERE THERE IS NO PARKING, INTERIOR DRIVEWAYS SHALL BE AT LEAST 15 FT FOR ONE WAY AND 22 FT WIDE FOR TWO-WAY (§112-88)
- A DRIVEWAY EXCLUSIVE OF CURB RETURN RADII, SHALL BE NOT LESS THAN 12 FEET IN WIDTH, THE MAXIMUM WIDTH OF A DRIVEWAY, EXCLUSIVE OF CURB RETURN RADII, SHALL NOT EXCEED 36 FEET, FOR UNUSUAL CIRCUMSTANCES. (§112-90.A)
- THE MAXIMUM PERMISSIBLE GRADE SHALL NOT EXCEED 15%. GRADIENTS UP TO 20% MAY BE ALLOWED WITH EXTENUATING CIRCUMSTANCES AS DETERMINED BY THE TOWNSHIP ENGINEER (§112-90.B)
- AT THE INTERSECTION OF STREETS IN ALL OTHER ZONES, NO DRIVEWAY SHALL BE LOCATED CLOSER THAN 50 FEET TO THE INTERSECTION OF TWO STREET LINES. (§112-91.A)
- NO DRIVEWAY ENTRANCE SHALL BE LOCATED CLOSER THAN 50 FEET TO ANY OTHER DRIVEWAY ENTRANCE LOCATED ON THE SAME LOT. (§112-91.B)

STREAM CORRIDOR PRESERVATION

- STREAMS IDENTIFIED AS SUCH IN THE NJ-GEOWEB MAPPING APPLICATION PROVIDED BY THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP) BUREAU OF GIS. (§112-227.A.(1))
- ADDITIONAL STATE "OPEN WATERS PER §112-227.A.(1) MINIMUM DISTANCE FROM STREAM CHANNEL = 50 FT (§112-227.D.)
- ADDITIONAL STATE "OPEN WATERS PER §112-227.A.(1) MINIMUM DISTANCE FROM OUTER LIMIT OF SPECIAL FLOOD HAZARD AREA = 50 FT (§112-227.D.)
- ADDITIONAL STATE "OPEN WATERS PER §112-227.A.(1) CRITICAL SLOPES = 100 FEET OR 50 FEET (§112-227.D.)
- CRITICAL SLOPES: LAND WHOSE SLOPE EXHIBITS A CHANGE IN ELEVATION GREATER THAN 12% FOR A HORIZONTAL DISTANCE OF 10 FEET OR GREATER AND WHERE THE TOE OF THE SLOPE LIES WITHIN 50 FEET OF THE STREAM CHANNEL BANK OR FLOODPLAIN SHALL BE DEEMED CRITICAL SLOPES. THE PROTECTION AREA FOR CRITICAL SLOPES SHALL BE THE LESSER OF: (1) A SLOPE DISTANCE OF 100 FEET FROM THE TOE OF SLOPES HAVING A CONSISTENTLY AVERAGE SLOPE OF 12% OR GREATER (2) A SLOPE DISTANCE OF 50 FEET BEYOND THE FIRST POINT AT WHICH THE SLOPE IS LESS THAN 12%.

REFUSE REQUIREMENTS

- REFUSE CONTAINERS SHALL NOT BE LOCATED WITHIN 10 FEET OF ANY BUILDING STRUCTURE OR STRUCTURE OVERHAND UNLESS IT IS A FULLY ENCLOSED COMPACTOR OF HEAVY METAL (§123-34)

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|------------|----------------------------|----------|------------|
| 1 | 06/19/2020 | REV. PER SCD COMMENTS | VLM | TXL |
| 2 | 07/29/2020 | REV. PER CLIENT COMMENTS | VLM | TXL |
| 3 | 08/25/2020 | REV. PER F.T.S.A COMMENTS | VLM | TXL |
| 4 | 09/14/2020 | REV. PER DRCC COMMENTS | SDC | TXL |
| 5 | 09/15/2020 | REV. PER TOWNSHIP COMMENTS | MFD | TXL |

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT TO BE USED FOR CONSTRUCTION DOCUMENTS UNLESS INDICATED OTHERWISE.

PROJECT NO.: J200581
DRAWN BY: VLM
DATE: 05/16/2020
CAD: J200581-SP-28

PRELIMINARY & FINAL MAJOR SITE PLAN

FOR
ACTIVE SP BELMONT, LLC

PROPOSED WAREHOUSE
MAP: 90 | BLK: 517.05 | LOT: 35.12
230 BELMONT DRIVE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY
ZONE: M-1

BOHLER
BOHLER ENGINEERING NJ, LLC
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OVERALL SITE LAYOUT PLAN

SHEET NUMBER:
C-301

REVISION 5 - 09/15/2020

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

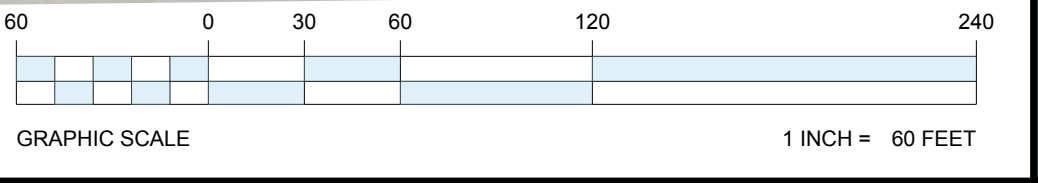


EXHIBIT
PREPARED BY: VLM
DATED: 09/15/2020

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