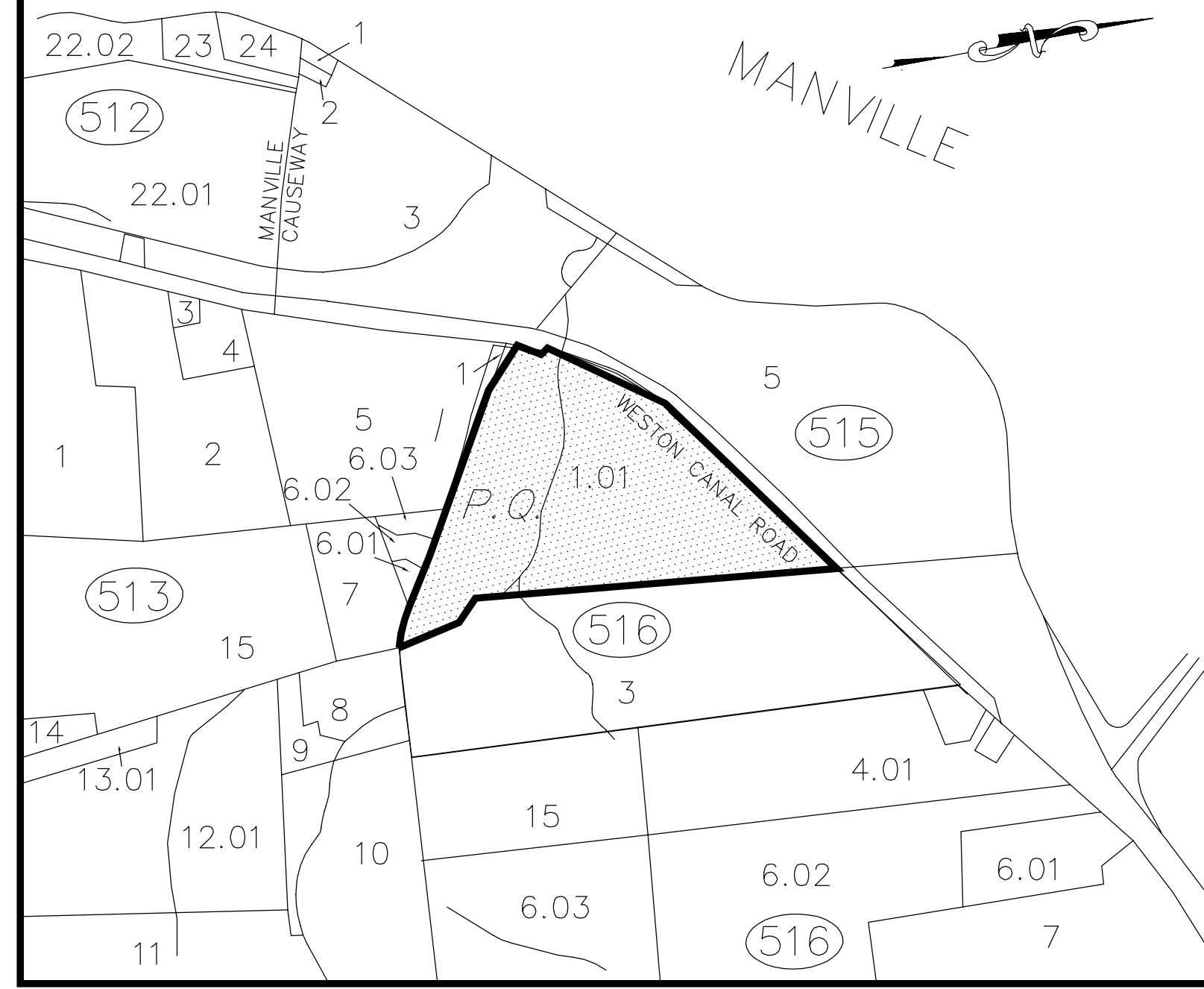


- GENERAL NOTES:**
- SOILS INFORMATION AS SHOWN TAKEN FROM A REPORT ENTITLED "SOIL SURVEY OF SOMERSET COUNTY, NEW JERSEY," SHEET #25 AS PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE.
 - 100 YEAR FLOOD AND FLOOD HAZARD ELEVATIONS AS TAKEN FROM A MAP ENTITLED "STATE OF NEW JERSEY, DEPARTMENT OF CONSERVATION AND ECONOMIC DEVELOPMENT, DIVISION OF WATER POLICY AND SUPPLY, DELINEATION OF FLOODWAY AND FLOOD HAZARD AREA, MILLSTONE RIVER, STA. 11+49.15 TO STA. 12+49.00, FRANKLIN TOWNSHIP, MANVILLE BOROUGH, SOMERSET COUNTY, NEW JERSEY" AS PREPARED BY ANDERSON-WACHOLS AND CO. (PLATE M1-1) DATED FEBRUARY 1, 1973, ADOPTED AUGUST 1, 2003.
 - VERTICAL DATUM IS BASED ON NAVD1988. HORIZONTAL DATUM IS BASED ON NAD 83.
 - AREA OF BLOCK 5016, LOTS 1, 2 AND 3, 6,528,164 SQ. FT./ 149,860 AC.
 - ENTIRE PROPERTY IS LOCATED WITHIN THE A-AGRICULTURAL ZONE AS PER THE FRANKLIN TOWNSHIP ZONING MAP.
 - PROPERTY IS SERVICED BY THE FOLLOWING UTILITIES:
 - WATER - FRANKLIN TOWNSHIP WATER DEPARTMENT MUNICIPAL BUILDING 475 DEMOTT LANE SOMERSET, NJ 08873
 - SANITARY - FRANKLIN TOWNSHIP SEWERAGE AUTHORITY SEWER - 70 COMMERCE DRIVE SOMERSET, NJ 08873
 - TELEPHONE - VERIZON COMMUNICATIONS 175 PARK AVENUE, 3RD FLOOR MADISON, NJ 07940
 - ELECTRIC PUBLIC SERVICE ELECTRIC AND GAS COMPANY AND GAS - 80 PARK PLAZA NEWARK, NJ 07102
 - CABLE PATRIOT MEDIA 100 RANDOLPH ROAD SOMERSET, NJ 08873
 - UTILITY LOCATIONS ARE APPROXIMATE AND ARE TO BE VERIFIED (HORIZONTALLY AND VERTICALLY) IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.
 - SCARIFIED PAVEMENT IS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, FEDERAL AND STATE LAWS.
 - SEE ARCHITECTURAL PLANS PREPARED BY THE YARBINGTON ARCHITECTURAL GROUP FOR INFORMATION REGARDING THE PROPOSED RECREATION FACILITY.
 - SEE PLANS PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES FOR INFORMATION REGARDING SANITARY SEWER.
 - NO SOIL CAN BE IMPORTED TO OR REMOVED FROM SITE UNTIL SOIL IMPORTATION PERMIT HAS BEEN OBTAINED.
 - AS-BUILT PLAN TO BE SUBMITTED TO TOWNSHIP OF FRANKLIN PRIOR TO A C/O INSPECTION OR RELEASE OF THE PERFORMANCE BONDS.
 - MAXIMUM CAPACITY OF SANCTUARY AREA TO BE 750 PEOPLE.
 - OTHER FLOOR SEATING OR BLEACHER SEATING MAY BE USED BUT THE USE OF BOTH AT THE SAME TIME IS PROHIBITED BY THE SITE PLAN RESOLUTION.
 - COMPETITIVE SPORTING EVENTS WITHIN THE GYMNASIUM WILL BE LIMITED TO INTERNAL GROUPS AND WILL NOT INCLUDE OUTSIDE GROUPS.
 - ALL LIGHTS WILL BE TURNED OFF WHEN THE BUILDING IS NOT OCCUPIED.
 - ALL NEW UTILITIES WILL BE PLACED UNDERGROUND.
 - THE INSTALLATION OF SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MUTCD IN DESIGN AND PLACEMENT ON THE SITE.
 - AN ORANGE CONSTRUCTION FENCE SHALL BE ERRECTED ALONG THE WETLANDS BUFFERS PRIOR TO ANY CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION.
 - EXISTING SEPTIC SYSTEM LOCATION IS APPROXIMATE.
 - SITE IS CURRENTLY SERVED BY WELL LOCATED ON BLOCK 515 LOT 5
 - ADDRESS ASSIGNED TO SITE 591 WESTON CANAL ROAD
 - ☒ DENOTES SOIL LOG LOCATION



KEY MAP
SCALE: 1" = 1000'±

PLAN REFERENCES :

- "WETLANDS DELINEATION PLAN PREPARED FOR LOT 1.01 IN BLOCK 516.01, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, LAST REVISED 6-25-18.
- "AS BUILT PLAN, PILLAR OF FIRE, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY, BLOCK 516 LOTS 1,2 & 3" BY BRUNOWSKI SURVEYING INCORPORATED, DATED 12/22/14.
- PLAN ENTITLED "BOUNDARY SURVEY AND TOPOGRAPHIC MAPPING PREPARED FOR BLOCK 516, LOTS 1, 2 AND 3, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES AND DATED JAN. 20, 2006.
- TOWNSHIP OF FRANKLIN TAX MAP SHEET #92.
- "FINAL MAP CANAL WALK - PHASE I IN FRANKLIN TOWNSHIP BLOCK 513, LOT 15.01" BY FISK ASSOCIATES DATED AUGUST 20, 2004 REVISED 12-01-04 AS FILED WITH THE OFFICE OF THE SOMERSET COUNTY CLERK IN BOOK 5716, PAGE 2285 AS INSTRUMENT #2005016485.
- "GENERAL PROPERTY PARCEL MAP - THE RECONSTRUCTION OF SCHOOL HOUSE ROAD - WESTON CANAL ROAD TO WETLANDS ROAD" TOWNSHIP OF FRANKLIN BY THE REYNOLDS GROUP INC. DATED 12-29-00 REVISED THRU 5-23-01. N.J.R.R.A.C. CO. DELAWARE AND RARITAN CANAL MAP SHEET NOS. 58.
- "20' WIDE EASEMENTS IN FAVOR OF PUBLIC SERVICE ELECTRIC & GAS CO. AND OTHER UTILITIES FROM BLOCK 516, LOTS 2 & 3, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, DANIEL A. NAGY, N.J.P.L.S. LIC. No. 27513, DATED MARCH 15, 2013.
- "50' CONSERVATION BUFFER EASEMENT TO TOWNSHIP OF FRANKLIN FROM BLOCK 516, LOT 3, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, DANIEL A. NAGY, N.J.P.L.S. LIC. No. 27513, LAST REVISED MAY 8, 2013.
- "CANAL ROAD R.O.W. DEDICATION PLAN PREPARED FOR BLOCK 516 - LOTS 1, 2 AND 3, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, DANIEL A. NAGY, N.J.P.L.S. LIC. No. 27513, LAST REVISED JULY 9, 2010.
- "DROC CONSERVATION EASEMENT MAP PREPARED FOR BLOCK 516, LOTS 1, 2 AND 3, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, DANIEL A. NAGY, N.J.P.L.S. LIC. No. 27513, DATED JULY 12, 2010.
- "PRELIMINARY & FINAL SITE PLAN PREPARED FOR BLOCK 516, LOTS 1, 2 & 3, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NJ" BY VAN CLEEF ENGINEERING ASSOCIATES, WILLIAM C. TANNER, N.J.P.E. LIC. No. 24792, LAST REVISED JULY 15, 2013.

NOTES :

- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON REFERENCE NO. 1 ABOVE. THIS SURVEY SUBJECT TO THE FINDINGS OF A COMPLETE AND ACCURATE CURRENT TITLE SEARCH.
- SURVEY PROPOSED SUBJECT TO TOWNSHIP OF FRANKLIN SLOPE EASEMENTS AND DRAINAGE EASEMENT ALONG SCHOOL HOUSE ROAD PER DEED BOOK 5188, PAGE 3748 AND AS SHOWN ON REFERENCE MAP #3.
- TOTAL SURVEY AREA = 6,307,884 S.F. / 144,8045 ACRES.
- TOPOGRAPHY SHOWN AS ACQUIRED FROM TOWNSHIP OF FRANKLIN (DATUM IS NAVD 88).
- PHYSICAL FEATURES SHOWN AS TAKEN FROM TOWNSHIP TOPOGRAPHY.
- WETLAND FLAGS DELINEATED BY ECOSCIENCES, INC. DURING FEBRUARY 2006 AND FIELD LOCATED BY VAN CLEEF ENGINEERING ASSOCIATES DURING FEBRUARY 2008. THE WETLAND FLAGS WERE RESTORED TO THEIR ORIGINAL LOCATIONS BY VAN CLEEF ENGINEERING ASSOCIATES IN MARCH 2018 BASED ON ORIGINAL COORDINATE LOCATION OF THE FLAGS. ADDITIONAL FLAG LOCATION CONFIRMATION/DELINEATION ACTIVITIES BY ECOSCIENCES CONDUCTED ON 4/13/2018.
- WETLANDS/WATERS BOUNDARIES ON-SITE WERE PREVIOUSLY DELINEATED BY ECOSCIENCES AND THE APPROVED NAEP LOI EXTENSION EXPIRED ON JANUARY 5, 2017. NAEP FILE No. 1808-06-00717.
- NEW APPLICATION FOR LOI HAS BEEN FILED. NEW LOI HAS NOT YET BEEN ISSUED. WETLAND BUFFERS SHOWN HEREON ARE SUBJECT TO CHANGE ONCE LOI HAS BEEN ISSUED.

ZONING SCHEDULE - A: AGRICULTURAL

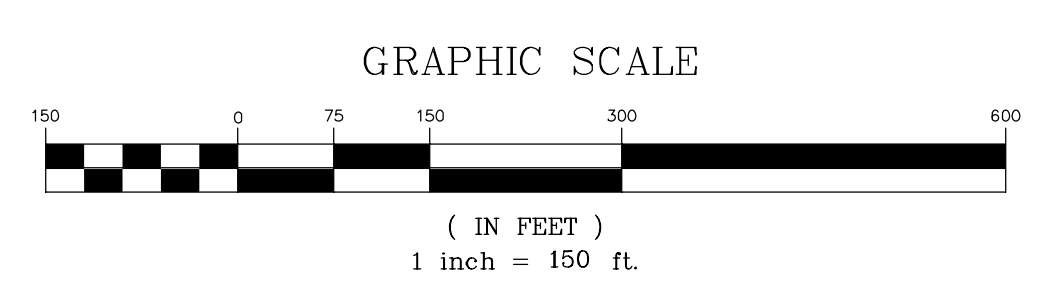
	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA	6 ACRES	144,8045 ACRES	144,8045 ACRES
MINIMUM LOT FRONTAGE	400 FEET	2,471.42 FEET (SCHOOL HOUSE ROAD)	2,471.42 FEET (SCHOOL HOUSE ROAD)
MINIMUM FRONT YARD DEPTH	100 FEET	32.11 FEET	32.11 FEET*
MINIMUM SIDE YARD DEPTH	75 FEET	9.4 FEET	9.4 FEET*
MINIMUM TOTAL SIDE YARD DEPTH	150 FEET	N/A	N/A
MINIMUM REAR YARD DEPTH	200 FEET	N/A	N/A
MAXIMUM BUILDING HEIGHT	50 FEET**	40 FEET	40 FEET
MAXIMUM LOT COVERAGE	10%	1.59%	1.59%
MAXIMUM IMPERVIOUS COVERAGE	20%	7.62%	8.71%

* EXISTING NONCONFORMITY PER 112-28.5, THE MAXIMUM BUILDING HEIGHT OF PUBLIC SCHOOLS, FEDERAL, STATE AND MUNICIPAL BUILDINGS, HOSPITALS AND CHURCHES SHALL BE LESS THAN OR EQUAL TO 50 FEET.

PARKING CALCULATIONS

REQUIRED PARKING* = 1,336 SPACES
 EXISTING PARKING = 201 SPACES
 NET INCREASE = 224 SPACES
 TOTAL PROPOSED = 475 SPACES**

* AREA WHERE SERVICE WILL BE HELD = 19,586 SF @ 1 SPACE PER 15 SF
 OFFICE BUILDING = 12,560 SF @ 1 SPACE PER 250 SF
 ** VARIANCE REQUIRED



		DATE: SEPTEMBER 23, 2019
		SCALE: 1" = 150'
		DESIGNED BY: M.K.F.
ADDED BRIDGE EASEMENT SKETCH	M.K.F.	8-20-20
ADDED PR. SIGN PER CLIENT	M.K.F.	5-26-20
REVISED PER COUNTY	M.K.F.	4-10-20
		DRAWN BY: K.H.
		CHECKED BY: M.K.F.
		JOB NO. 99-11-FS.01

Michael K. Ford
Michael K. Ford, P.E.
 Professional Engineering, New Jersey Lic. No. 34722

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 PHONE: (609) 359-8291 FAX: (609) 359-1590

Consulting Civil Engineering
 Bridge Design
 Highway Design
 Construction Inspection
 Geotechnical Engineering
 Water/Wastewater
 Municipal Engineering
 Land Surveying
 Professional Planning
 Landscape Architecture
 NJ L.L.C. CERT. NO. 24G0213230

EXISTING FEATURES PLAN
 PREPARED FOR
LOT 1.01 IN BLOCK 516.01
 SITUATED IN
 FRANKLIN TOWNSHIP
 SOMERSET COUNTY, NEW JERSEY

ZONING SCHEDULE - A: AGRICULTURAL

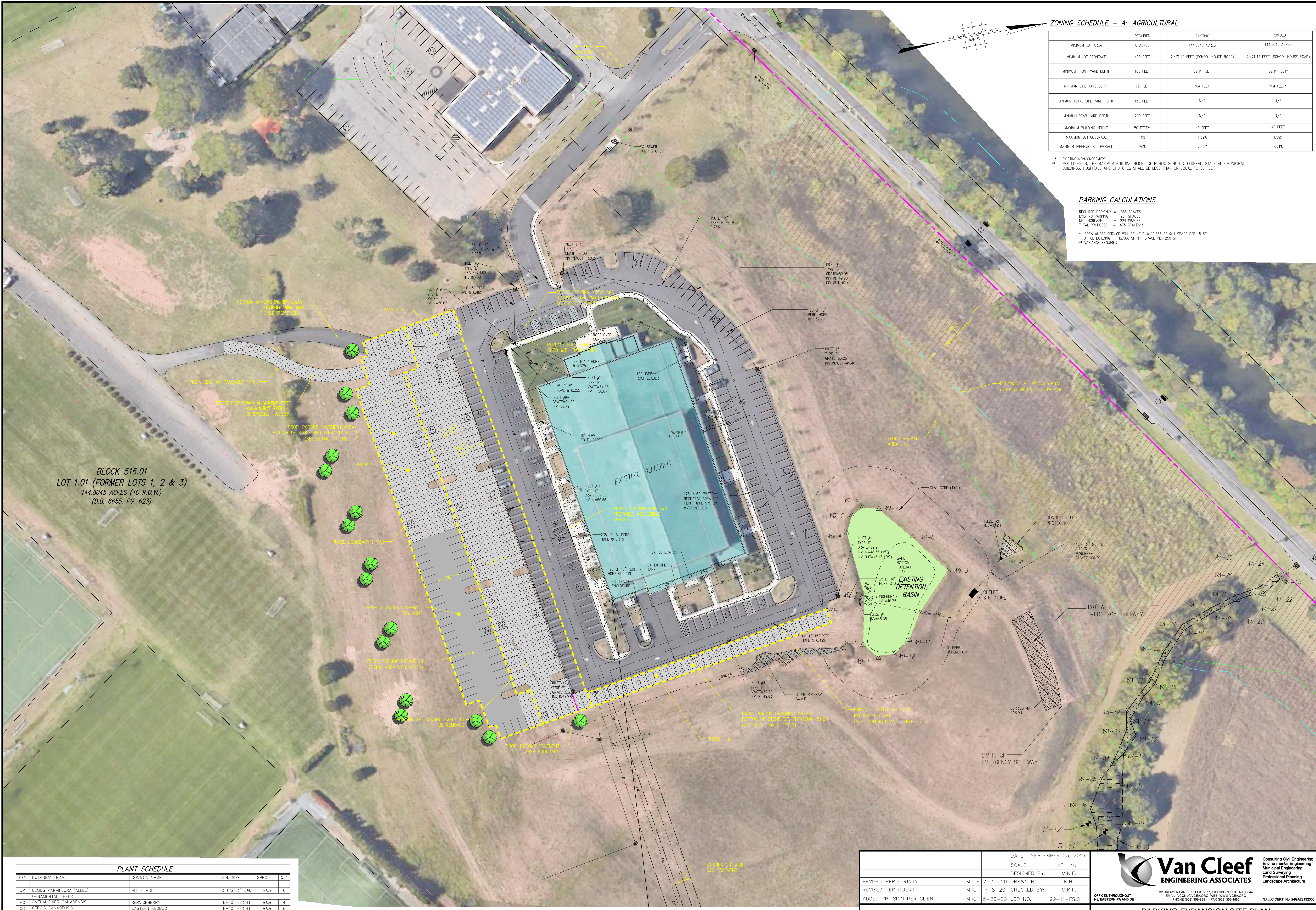
	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA	6 ACRES	144.8045 ACRES	144.8045 ACRES
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* EXISTING NONCONFORMITY
 ** PER 112-26.8, THE MAXIMUM BUILDING HEIGHT OF PUBLIC SCHOOLS, FEDERAL, STATE AND MUNICIPAL BUILDINGS, HOSPITALS AND CHURCHES SHALL BE LESS THAN OR EQUAL TO 50 FEET.

PARKING CALCULATIONS

REQUIRED PARKING* = 1,366 SPACES
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 TOTAL PROPOSED = 475 SPACES**

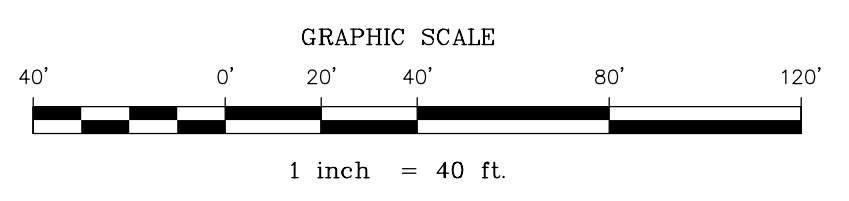
* AREA WHERE SERVICE WILL BE HELD = 10,596 SF @ 1 SPACE PER 15 SF
 OFFICE BUILDING = 12,650 SF @ 1 SPACE PER 250 SF
 ** VARIANCE REQUIRED



BLOCK 516.01
 LOT 1.01 (FORMER LOTS 1, 2 & 3)
 144.8045 ACRES (TO R.O.W.)
 (D.B. 6655, PG. 623)

PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPEC	QTY
UP	ULMUS PARVIFLORA 'ALLEE'	ALLEE ASH	2 1/2-3" CAL.	B&B	6
ORNAMENTAL TREES					
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	8-10" HEIGHT	B&B	4
CC	CERCIS CANADENSIS	EASTERN REDBUD	8-10" HEIGHT	B&B	6

NOTES:
 1. IN THE EVENT THERE IS A CONFLICT BETWEEN THE LANDSCAPING PLAN AND THE LANDSCAPING SCHEDULE, THE PLAN SHALL GOVERN.
 2. TREE CALIPER TO BE MEASURED AT DIAMETER AT 1' ABOVE THE GROUND. ALL PROPOSED TREES TO BE MIN. 10"-12" TALL.



DATE:	SEPTEMBER 23, 2019
SCALE:	1" = 40'
DESIGNED BY:	M.K.F.
DRAWN BY:	K.H.F.
CHECKED BY:	M.K.F.
JOB NO.:	99-11-FS.01

Van Cleef
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 PHONE: (908) 269-8291 FAX: (908) 269-5590

OFFICES THROUGHOUT NJ, EASTERN PA AND DE NJ LLC CERT. NO. 340A2132200

PARKING EXPANSION SITE PLAN
 PREPARED FOR
LOT 1.01 IN BLOCK 516.01
 SITUATED IN
FRANKLIN TOWNSHIP
SOMERSET COUNTY, NEW JERSEY

BY: *Michael K. Ford*
 Michael K. Ford
 New Jersey Professional Engineer
 No. 34722