

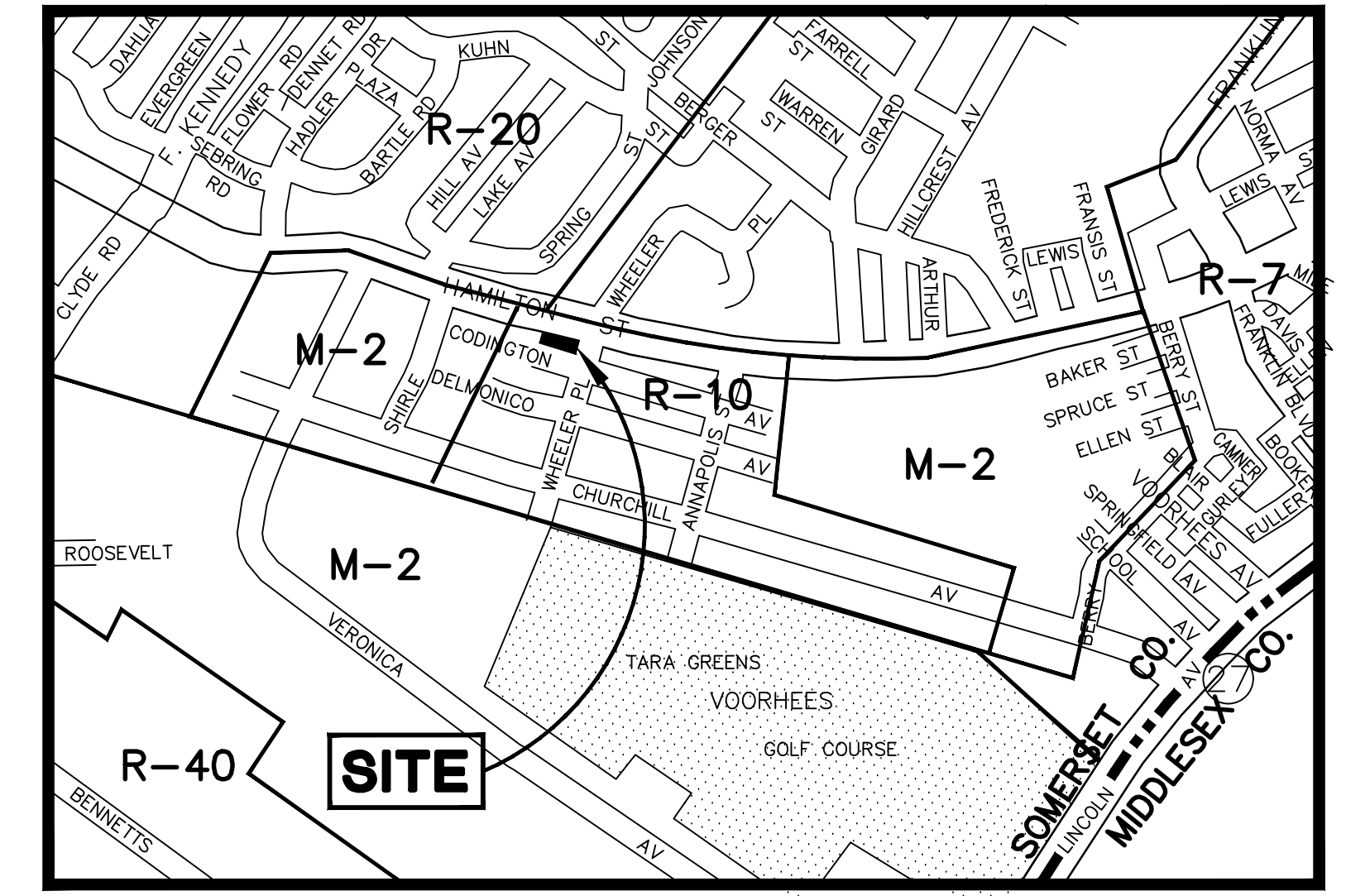
SITE PLAN

FOR

PATERSON SOUP WORKS, INC.

BLOCK 92 LOTS 12 - 43

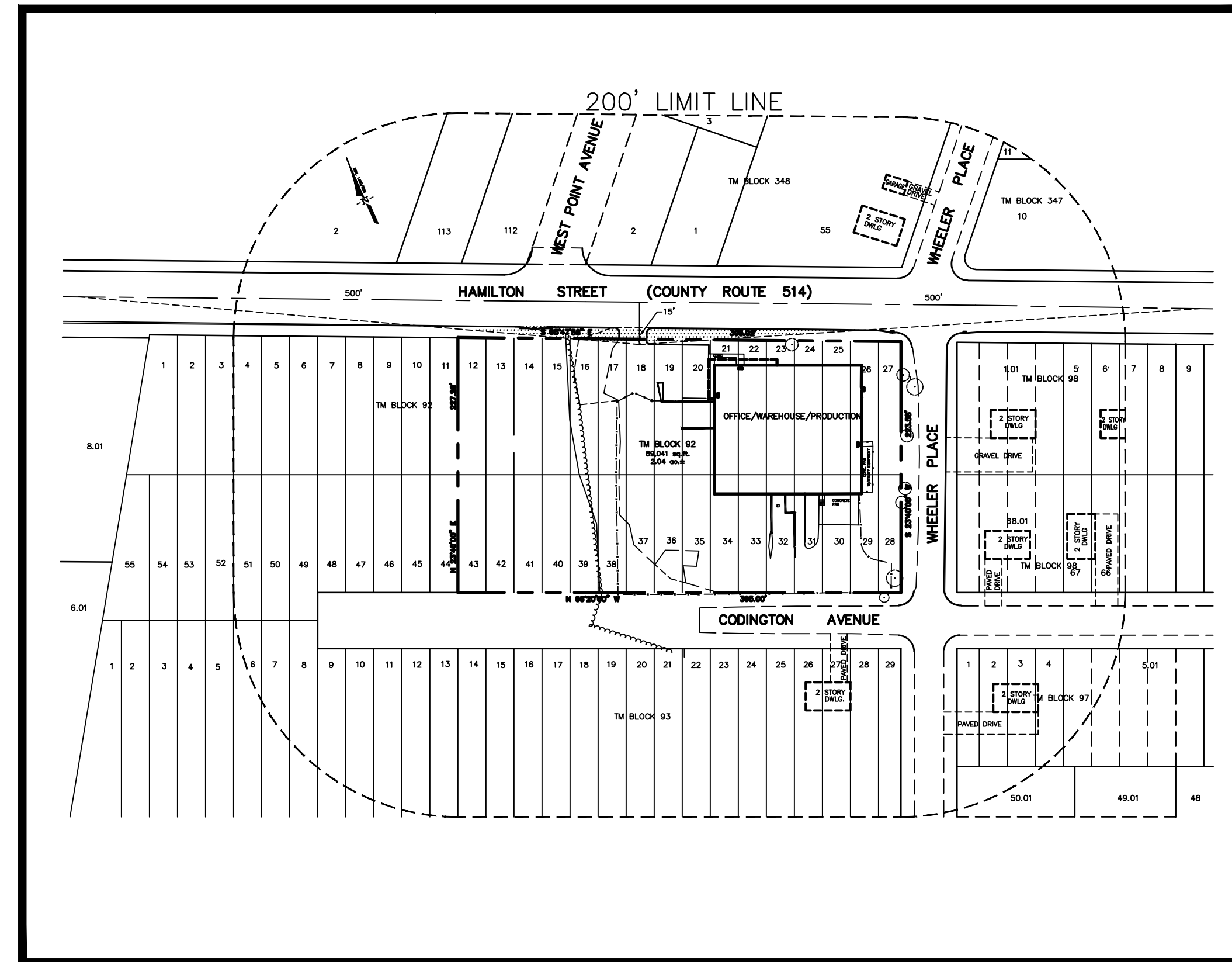
TOWNSHIP OF FRANKLIN SOMERSET COUNTY NEW JERSEY



KEY MAP
SCALE: 1"=1,000'±

PROPERTY OWNERS
(WITHIN 200 FT.)

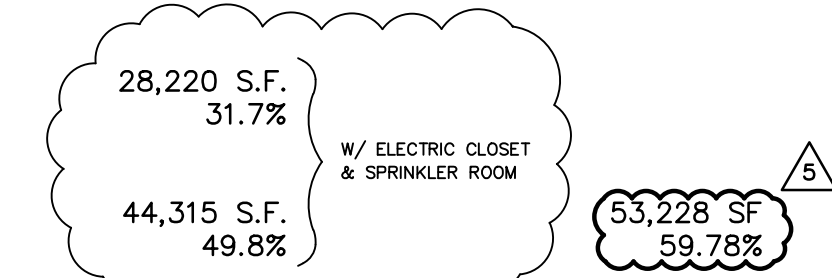
BLOCK	LOT	NAME AND ADDRESS	BLOCK	LOT	NAME AND ADDRESS
92	3	DUFFY, DANIEL M. & ONDERKO, JANICE E. 1276 HAMILTON STREET SOMERSET, NJ 08873	98	5	REED, SAMMIE & MARY ALICE 1210 HAMILTON STREET SOMERSET, NJ 08873
92	5	KERI, RICHARD & CHARLES 620 EASTON AVENUE SOMERSET, NJ 08873	98	64	REED, LENON & EVELYN 161 CODRINGTON AVENUE SOMERSET, NJ 08873
92	7	GONZALEZ, JESUS & GONZALEZ, G. 1376 HAMILTON STREET SOMERSET, NJ 08873	98	68.01	FED HOME LOAN MORTGAGE CORP. 2231 CRYSTAL DR. SUITE 900 ARLINGTON, VA 22210
92	44	GONZALEZ, JESUS & GONZALEZ, G. 1376 HAMILTON STREET SOMERSET, NJ 08873	97	1	BLACKMON, CHARLES 508 WHEELER PLACE SOMERSET, NJ 08873
92	49	LOYAL ORDER OF MOOSE #1803 1300 HAMILTON STREET SOMERSET, NJ 08873	97	5.01	THURSTON, ETHEL R. 162 CODRINGTON AVENUE SOMERSET, NJ 08873
93	1	LOYAL ORDER OF MOOSE #1803 1300 HAMILTON STREET SOMERSET, NJ 08873	97	50.01	GASTON, CHARLES & ALLEN, CYNTHIA 163 DELMONICO AVENUE SOMERSET, NJ 08873
93	9	TOWNSHIP OF FRANKLIN 475 DE MOTT LANE SOMERSET, NJ 08873	347	10	PETERSON, JESSIE R. JR. & LA MARION 455 WHEELER PLACE SOMERSET, NJ 08873
93	22	JONES, ALITHA 170 CODRINGTON AVENUE SOMERSET, NJ 08873	347	11	LIGHTFOOT, ROSLYN 453 WHEELER PLACE SOMERSET, NJ 08873
93	30	ROEMER, HELEN L. 513 WHEELER PLACE SOMERSET, NJ 08873	348	1	KAZAR, BRIAN P.O. BOX 5614 SOMERSET, NJ 08875
93	33	CICHOWSKI, JOSEPHINE 179 DELMONICO AVENUE SOMERSET, NJ 08873	348	3	KAZAR, BRIAN P.O. BOX 5614 SOMERSET, NJ 08875
93	35	BURTON, LUTHER & BERTHA H. 181 DELMONICO AVENUE SOMERSET, NJ 08873	349.02	2	TOWNSHIP OF FRANKLIN 475 DEMOTT LANE SOMERSET, NJ 08873
93	38	TOWNSHIP OF FRANKLIN 475 DE MOTT LANE SOMERSET, NJ 08873	349.02	109	DEVRIES, CHARLES 196 POE PLACE PISCATAWAY NJ 08854
98	1.01	JACKSON, AV&DEWHITT, ML&COOMBS, DM 1218 HAMILTON STREET SOMERSET, NJ 08873	349.02	112	TOWNSHIP OF FRANKLIN 475 DE MOTT LANE SOMERSET, NJ 08873



LOCATION MAP
SCALE: 1"=100'±

ZONE DATA • R-10 • RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED	TOTAL	M-2 (LIGHT MANUFACTURING) REQUIRED
MINIMUM SIZE LOT	13,125 S.F.	89,041 S.F.	89,041 S.F.	89,041 S.F.	87,120 S.F.
SQUARE FEET:	0.301 AC.	2.04 AC.	2.04 AC.	2.04 AC.	2.0 AC.
ACARAGE:					
MINIMUM FRONTAGE:	105 FT.	223± FT.	223± FT.	223± FT.	170 FT.
MINIMUM FRONT YARD:	25 FT.	21.2 FT.	25.5 FT.	25.5 FT.	50 FT.
			35.2 FT.	35.2 FT.	
MINIMUM REAR YARD:	40 FT.	N/A	N/A	N/A	N/A
MINIMUM SIDE YARD:	8 FT.	150± FT.	150± FT.	150± FT.	10 FT.
MINIMUM TOTAL OF TWO SIDE YARDS:	20 FT.	N/A	N/A	N/A	N/A
LOT COVERAGE (BUILDING AREA)	N/A	14,934 S.F.	13,090 S.F.	28,024 S.F.*	35,616
SQUARE FOOTAGE:					
PERCENTAGE:	20%	16.8%	14.7%	31.5%	40%
LOT COVERAGE (IMPERVIOUS COVERAGE)	N/A	45,508 S.F.	29,185 S.F.	44,119 S.F.*	57,877
SQUARE FOOTAGE:					
PERCENTAGE:	30%	51.1%	32.8%	49.5% ^{NET REDUCTION 1389 S.F.}	65%
F.A.R. (FLOOR AREA RATIO)	0.4	0.17	0.15	0.32	0.4
ACCESSORY BUILDINGS:					
MINIMUM SIDE YARD:	8 FT.	N/A	N/A	N/A	20 FT.
MINIMUM REAR YARD:	20 FT.	N/A	N/A	N/A	25 FT.



PARKING REQUIREMENTS: M2 ZONE: 2 SPACES / 3 EMPLOYEES x 18 = 12
1 SPACE / OFFICE PERSONNEL x 4 = 4
VISITOR SPACE x 1 = 1

TOTAL REQUIRED 17 SPACES
TOTAL PROVIDED 17 SPACES

* VARIANCE REQUIRED

DRAWING LIST

- E-1 COVER SHEET
- S-1 EXISTING CONDITIONS AND DEMOLITION PLAN
- S-2 SITE & LIGHTING PLAN
- S-2 GRADING AND UTILITY PLAN
- S-2A PHASING PLAN - GRADING AND UTILITY PLAN
- S-3 SOIL EROSION AND SEDIMENT CONTROL AND PLANTING PLAN
- S-4 & S-5 SITE DETAILS
- S-6 PLANTING & SOIL EROSION AND SEDIMENT CONTROL DETAILS

OWNER:

WILLIAM ENDICO
160 N. MACQUESTEN PARKWAY
MT. VERNON, NY 10550
(800) 431-1398

APPLICANT:

TABATCHNICK FINE FOODS, INC.
1230 HAMILTON STREET
SOMERSET, NJ 08873-3343

ARCHITECT:

CYBUL & CYBUL ARCHITECTS
1064 RIVER ROAD
EDGEWATER, NJ 07020-1396

ENGINEER:

R Engineers
Landscape Architects
Land Surveyors
Planners
626 No. Thompson Street
Raritan, N.J. 08869
908-722-1500
Fax 908-722-7035

The Reynolds Group Inc.

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATIONS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

F. Mitchel Ardman
F. MITCHEL ARDMAN
N.J. PROFESSIONAL ENGINEER LIC. NO. 34317

THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED AND SIGNED BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. ACCEPTANCE OF THESE PLANS EXPIRES TWO (2) YEARS FROM THE STAMPED DATE

8/04/20 REV.
1/25/02 REV.
11/30/01 REV.
2/8/99 REV.
12/22/97 REV.

DATE
RG #97-021

UTILITIES

UTILITY MARKOUT	GARDEN STATE UNDERGROUND PLANT LOCATION SERVICE 1-800-272-1000
GAS	PUBLIC SERVICE ELECTRIC & GAS COMPANY 150 HOWE LANE NEW BRUNSWICK, NJ 08902
WATER	FRANKLIN TWP. WATER DEPARTMENT 40 CHURCHILL AVE. SOMERSET, NJ 08873
TELEPHONE	BELL ATLANTIC, N.J. 445 GEORGES ROAD NORTH BRUNSWICK, NJ 08902-2292 (908)418-5601
ELECTRIC	PUBLIC SERVICE ELECTRIC & GAS COMPANY 268 BALDWIN STREET NEW BRUNSWICK, NJ 08903-0198
CABLE	C-TEC CABLE SYSTEMS 279 ANWELL ROAD SOMERVILLE, NJ 08876
SEWER	FRANKLIN TWP. SEWERAGE AUTHORITY 70 COMMERCE DRIVE SOMERSET, NJ 08873 (908)873-2121