STONEFIELD
engineering & design

ENVIRONMENTAL IMPACT STATEMENT

PROPOSED SELF-STORAGE FACILITY
BLOCK 85, LOTS 58 & 59.02
1613 LINCOLN HIGHWAY (NJ ROUTE 27)
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

PREPARED FOR:

1784 CAPITAL HOLDINGS, LLC

PREPARED BY:

STONEFIELD ENGINEERING & DESIGN, LLC
MARCH 12, 2021
PRI-200094

JOSHUA KLINE, PE
NEW JERSEY PROFESSIONAL ENGINEER LICENSE # 54347

REPORT CONTENTS

APPENDICIES

1.0 PROJECT DATA/SITE DESCRIPTION

1784 Capital Holdings, LLC is proposing the construction of a three (3) story self-storage facility with a building footprint of 38,148 SF with 1,125 SF dedicated to office operations. Additional improvements include parking facilities, landscaping, utility services, site lighting, and a stormwater conveyance system. The subject property is designated Block 85, Lots 58 and 59.02 commonly known as 1613 Lincoln Highway (US Route 27) in Franklin, New Jersey (herein referred to as the "project site").

The subject property is located within the Cluster-Residential (C-R) Zone and is bounded by residential developments in all directions. The site will be accessed via one (1) ingress driveway and one (1) egress driveway along Lincoln Highway (US Route 27).

The total project area is 251,898 SF (5.78 acres), the total area of new impervious surfaces is 102,415 SF (2.35 acres), the total area of new motor vehicle surfaces is 120,881 SF (2.78 AC), and the total area of disturbance is 252,442 SF (5.80 acres). Project Figures can be found in Appendix A of this Report.

This Environmental Impact Statement has been prepared per the Township of Franklin requirements to investigate the existing conditions of the property, evaluate the potential impacts of the proposed redevelopment, and discuss the measures to mitigate environmental impacts, if any.

2.0 MAPPING

The project is located in a Municipal setting. Please see Appendix D for a reduced size of the site plan for the project listed above.

The Royce Silt Loam located on site has a landform of stream terraces and a linear downslope shape. The Penn Silt Loam located on site has a landform of hills and a down-slope shape of linear.

3.0 EXISTING ENVIRONMENTAL FEATURES

3.1 NATURAL RESOURCES

Under existing conditions, a small portion of the frontage of the property along NJ Route 27 flows into the NJDOT system. The slopes in this area are relatively flat ranging around 2.0%. The south western middle portion of the site inclusive of grass and mulch piles flows from the north west to the south west at a slope around 2.0% to
4.0%. The back portion of the property inclusive of mulch, dirt, and brush piles flows towards the north western portion of the property.

The site is underlain by the following soil classifications, based upon the County Soil Survey (Appendix B), the Geotechnical Report, and the site survey:

TABLE 1: ON-SITE SOIL GROUPS

Soil Description	Hydrologic Soil Group	Permeability Rate (in/hr)	Approximate Project Coverage
PenB, Penn Silt Loam, 2% to 6% Slopes	C	0.00 to 0.06 in/hr. 2 to 6 percent slopes	34%
RoyB, Royce Silt Loam, 2% to 6% Slopes	C	0.20 to 0.60 in/hr. 2 to 6 percent slopes	66%

*Refer to the NRCS County Soil Report located in Appendix B for further information

The existing development consists of various one-story and green house buildings with associated fencing, sidewalks, paved drives, lighting, and utility connections. Existing trees are located on the south western portion of the property as well as green space, mulch, dirt, and brush piles in the rear of the property. According to NJ-Geoweb there are no threatened or endangered species on site or within the immediate vicinity of the site.

3.2 MAN-MADE RESOURCES

The present land use on site is classified as Urban and Agriculture according to NJ-Geoweb. The adjacent land uses are all classified as Urban. Existing noise levels are relatively low due to the existing produce market use and any noise is created from cars that enter and exit from the site.

Somerset County Volunteer Fire and Rescue is located 5.5 miles from the development. The Franklin Township Highschool is located 6.5 miles from the development. The site is classified in the Cluster Residential Zone (C-R) and currently has access to sewer, water, gas, and electric service.

3.3 HUMAN RESOURCES

The exterior facade of the existing produce market building has a consistent aesthetic with the surrounding corridors. The current development contributes positively to the society and economy as it offers jobs to the public and places to shop for various produce goods.

3.4 POLLUTION PROBLEMS

Under existing conditions there are no pollution issues regarding water, sewer, and air quality.

4.0 CONSTRUCTION PHASE

A sequence of construction has been implemented on the Soil Erosion and Sediment Control Plan. No construction is anticipated in the right-of-way, therefore no negative impacts on traffic are anticipated during construction.

5.0 REQUIRED APPROVALS

The following licenses, permits, and approvals are anticipated in conjunction with this application:

- Township of Franklin Planning Board
    - Final Site Plan Approval
- Somerset County
    - Site Plan Review
- Somerset Country Soil Conservation District
    - Soil Erosion and Sediment Control Plan Certification
- New Jersey Department of Transportation
    - Minor Access Permit
- Delaware Raritan Canal Commission
    - Staff Approval

At the time of this Statement, all approvals are still pending.

6.0 IMPACT OF THE PROPOSED PROJECT

6.1 NATURAL RESOURCES

The geology on site will remain the same after construction and the topography proposed has been designed to remain consistent with the existing conditions on site.

The site is underlain by the following soil classifications, based upon the County Soil Survey (Appendix B), the Geotechnical Report, and the site survey:

TABLE II: ON-SITE SOIL GROUPS

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*Refer to the NRCS County Soil Report located in Appendix B for further information

Two aboveground infiltration basins have been designed to safely convey all stormwater on site. In addition to the aboveground basins, subsurface pipes to convey the stormwater have been implemented on site. The project proposes to incorporate a landscaping plan consistent of deciduous trees, evergreen trees, evergreen shrubs, deciduous shrubs as well as ground covers and perennials in order to reduce any potential noise pollution and increase the overall aesthetic of the site. According to NJ-Geoweb there are no threatened or endangered species on site or within the vicinity of the site.

6.2 MAN-MADE RESOURCES

The present land use on site is classified as Urban and Agriculture according to NJ-Geoweb. The adjacent land uses are all classified as Urban the change in land use is not anticipated for this project. Noise levels will decrease after the project has completed construction due to the low level of traffic generated by the proposed self-storage use. The site is classified in the Cluster Residential Zone (C-R). The self-storage facility is proposing electric service to be connected to the existing utility pole along the southern property line by the front of the site. The sewer service is to be connected to the existing sanitary main located across NJ Route 27. Finally, the water and gas connection are to be connected to the existing mains located within NJ Route 27.

6.3 HUMAN RESOURCES

The exterior facade of the proposed project is intended to enhance the aesthetic of the surrounding corridor. The development will also contribute positively to the society and economy as it will offer jobs to the public and offer the community a place to store large quantities of personal belongings. The site is not located in a historical district.

6.4 POLLUTION PROBLEMS

No negative pollution, water, sewer, or air quality impacts are anticipated for the proposed project.

6.5 TRAFFIC GENERATION AND CIRCULATION

The parking supply was evaluated with respect to data published within the ITE's Parking Generation, 5th Edition, for Land Use 151 "Mini-Warehouse." The average peak parking demand rate for Land Use 151 "Mini-Warehouse" is 0.1 vehicles per 1,000 square-foot of gross floor area. For the proposed 121,718 square-foot self-storage facility, this equates to 12.1 parking spaces. As such, the proposed parking supply of 19 spaces would be sufficient to support the parking demand of the site.

Access is proposed via one (1) 30-foot-wide ingress-only driveway and one (1) 30-foot-wide egress-only driveway along Route 27. Vehicular circulation would be facilitated via a minimum of 25-foot-wide two-way drive aisles throughout the site. The self-storage facility would be located perpendicularly along Route 27 with 75 outdoor covered storage units directly behind. Access to the outdoor storage units would be granted by two (2) 25-foot sliding gates. Parking would be provided along the easterly and southerly sides of the self-storage facility and four (4) internal loading docks would be provided along the southerly side.

Recreational vehicles and trailers will park in the back of the site under the proposed covered storage area spaces. A single unit truck and passenger car are safely able to navigate in and out of the proposed development.

7.0 ADVERSE IMPACTS RESULTING FROM PROJECT

7.1 WATER QUALITY

According to the DRCC, all proposed impervious surfaces, intended to carry vehicle traffic must meet water quality standards, including the reduction of the post-construction load of total suspended solids (TSS) in the stormwater runoff generated from the water quality design storm by a rate of 80% of the anticipated load from the developed site. Two aboveground bioretention basins and five pervious paver systems have been utilized to treat all stormwater applicable for treatment in accordance with the DRCC Standards.

7.2 AIR QUALITY

The proposed development does not anticipate presenting any significant impacts to air quality, as the proposed use is a self-storage facility without any discharge of pollutants in the air. Air quality on the developed site will likely remain similar to that of the surrounding commercial uses on site and along the corridors.

7.3 NOISE

Noise reduction techniques have been implemented by providing deciduous trees, evergreen trees, evergreen shrubs, and deciduous shrubs throughout the property and along the property line to mitigate any potential noise production from the development. However, given the relatively low usage of the proposed self-storage facility, little noise will be generated on site.

7.4 UNDESIRABLE LAND USE PATTERNS

The proposed land use is a self-storage facility which is consistent use with the Urban Land use classified on NJ-Geoweb. An undesirable land use in this location would be uses such as Barren Land, Water and Wetlands. Uses that would not be consistent with the Urban Land would be industrial, mining, and manufacturing.

7.5 DAMAGE OR DESTRUCTION OF SIGNIFICANT PLAN OR WILDLIFE SYSTEMS

The proposed development intends to utilize an already existing lot and does not intend on any destruction of endangered plant or wildlife systems of any kind. Construction will involve the demolition of the produce market, green houses, fencing and associated pavement and concrete sidewalks. According to NJ-Geoweb there are no threatened or endangered species on site or within the vicinity of the site.

7.6 AESTHETIC VALUES

The newly implemented self-storage facility intends to implement a visually pleasing exterior façade that will contribute positively to the Township and overall corridor.

7.7 DESTRUCTION OF NATURAL RESOURCES

No major destruction of any natural resources is anticipated. Trees located along the southern property line are proposed to be removed but additional trees are being planted in their place. The limit of soil disturbance has been minimized to the greatest extent possible.

7.7 DISPLACEMENT OF PEOPLE AND BUSINESSES

The project has no anticipation of the displacement of any people but intends to replace the existing business with another business.

7.8 DISPLACEMENT OF VIABLE FARMS

The project has no anticipation of the displacement of viable farms.

7.8 EMPLOYMENT AND PROPERTY TAX

The newly constructed self-storage facility will offer new employment to the surrounding community and the property tax will remain the same.

7.9 DESTRUCTION OF MAN-MADE RESOURCES

The existing produce market, green houses, paved drives, fencing, lighting, utility connections, and concrete sidewalks are proposed to be demolished.

7.10 DISRUPTION OF DESIRABLE COMMUNITY AND REGIONAL GROWTH

The proposed development has no anticipation on disrupting the community or regional growth. After construction, the project will offer an economic benefit to the community and its surroundings.

7.11 TRAFFIC IMPACTS

The parking supply was evaluated with respect to data published within the ITE's Parking Generation, 5th Edition, for Land Use 151 "Mini-Warehouse." The average peak parking demand rate for Land Use 151 "Mini-Warehouse" is 0.1 vehicles per 1,000 square-foot of gross floor area. For the proposed 121,718 square-foot self-storage facility, this equates to 12.1 parking spaces. As such, the proposed parking supply of 19 spaces would be sufficient to support the parking demand of the site.

Access is proposed via one (1) 30-foot-wide ingress-only driveway and one (1) 30-foot-wide egress-only driveway along Route 27. Vehicular circulation would be facilitated via a minimum of 25-foot-wide two-way drive aisles throughout the site. The self-storage facility would be located perpendicularly along Route 27 with 75 outdoor covered storage units directly behind. Access to the outdoor storage units would be granted by two (2) 25-foot sliding gates. Parking would be provided along the easterly and southerly sides of the self-storage facility and four (4) internal loading docks would be provided along the southerly side.

Recreational vehicles and trailers will park in the back of the site under the proposed covered storage area spaces. A single unit truck and passenger car are safely able to navigate in and out of the proposed development.

7.12 HEALTH, SAFETY AND WELL-BEING OF THE PUBLIC

All construction for the project will be contained on site and no work is proposed within the right-of-way. Proper safety precautions for construction to keep the workers and public safe will be taken. Additionally, soil erosion controls are being implemented in order to prevent any sedimentation from escaping the boundaries of the project.

8.0 PROJECT ALTERNATIVES

Under a "no action" alternative, the property does not offer its full potential for development. The self-storage facility allows the development to be fully utilized and max out its potential for the Township. The addition of this self-storage facility offers an overall benefit to the community giving consumers a spot to keep large quantities of personal belongs in a safe place as well as offering the public jobs. Overall, the social impact is more beneficial under the proposed project than that of a "no-action" alternative. Access to the self-storage facility flows uniformly with the existing traffic patterns on site and no road work in the right-of-way or changes to the driveways are anticipated. The proposed development is contained within the Cluster-Residential (C-R) Zone for which the proposed use is non-permitted. The proposed development increases the aesthetics of the site with a modern architectural design and a landscaping design inclusive of native, low-maintenance trees, shrubs, and ground cover. The proposed development offers increased economic activity and aesthetic appeal of the site when compared to the "no action" alternative.

9.0 AMELIORATIVE MEASURES

The development of the project and site plan design enhances the property and minimizes environmental damage by completing the following:

- Implementing soil erosion and sediment control measures during construction
- Provides enhanced landscaping to reduce noise pollution and enhance the overall aesthetic to the property
- Implementing non-structural stormwater management strategies in conjunction with underground storm piping to comply with runoff quantity, recharge, and water quality.

APPENDIX A
PROJECT FIGURES

INVENTORY

AERIAL MAP

TAX & ZONING MAP

FEMA MAP

USGS MAP

AERIAL MAP

300' 0' 300' 600'

GRAPHIC SCALE IN FEET

1"= 300'

SOURCE: GOOGLE EARTH PREO, DATED: 02/22/2020.

1784 CAPITAL HOLDINGS, LLC

PROPOSED SELF-STORAGE FACILITY

BLOCK 85, LOTS 58 & 59.02
1613 ROUTE 27
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

DRAWN BY:	NA
CHECKED BY:	JHK
DATE:	12/22/2020
SCALE:	AS SHOWN
PROJECT ID:	PRI-200094

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Phone 609.362.6900

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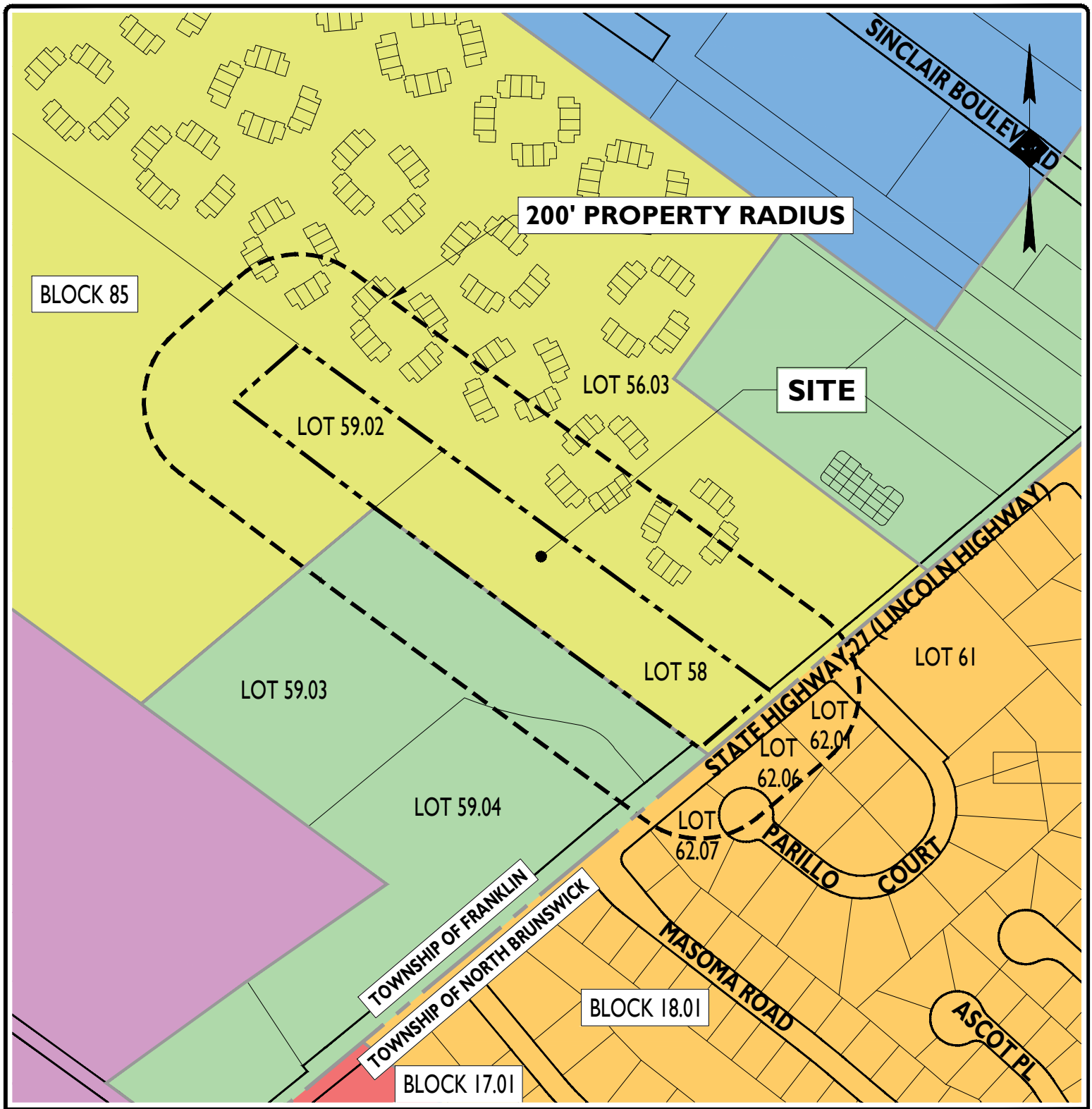

TAX & ZONING MAP

300' 0' 300' 600'

GRAPHIC SCALE IN FEET

1"= 300'

SOURCE: FRANKLIN TOWNSHIP TAX MAP SHEETS 42 & 43, DATED: 01/01/2010. FRAMKLIN TOWNSHIP ZONING MAP, DATED: 08/16/2013. TOWNSHIP OF NORTH BRUNSWICK TAX MAP SHEETS 4 & 5, DATED: 04/2013. TOWNSHIP OF NORTH BRUNSWICK ZONING MAP, DATED: 02/20/2007.

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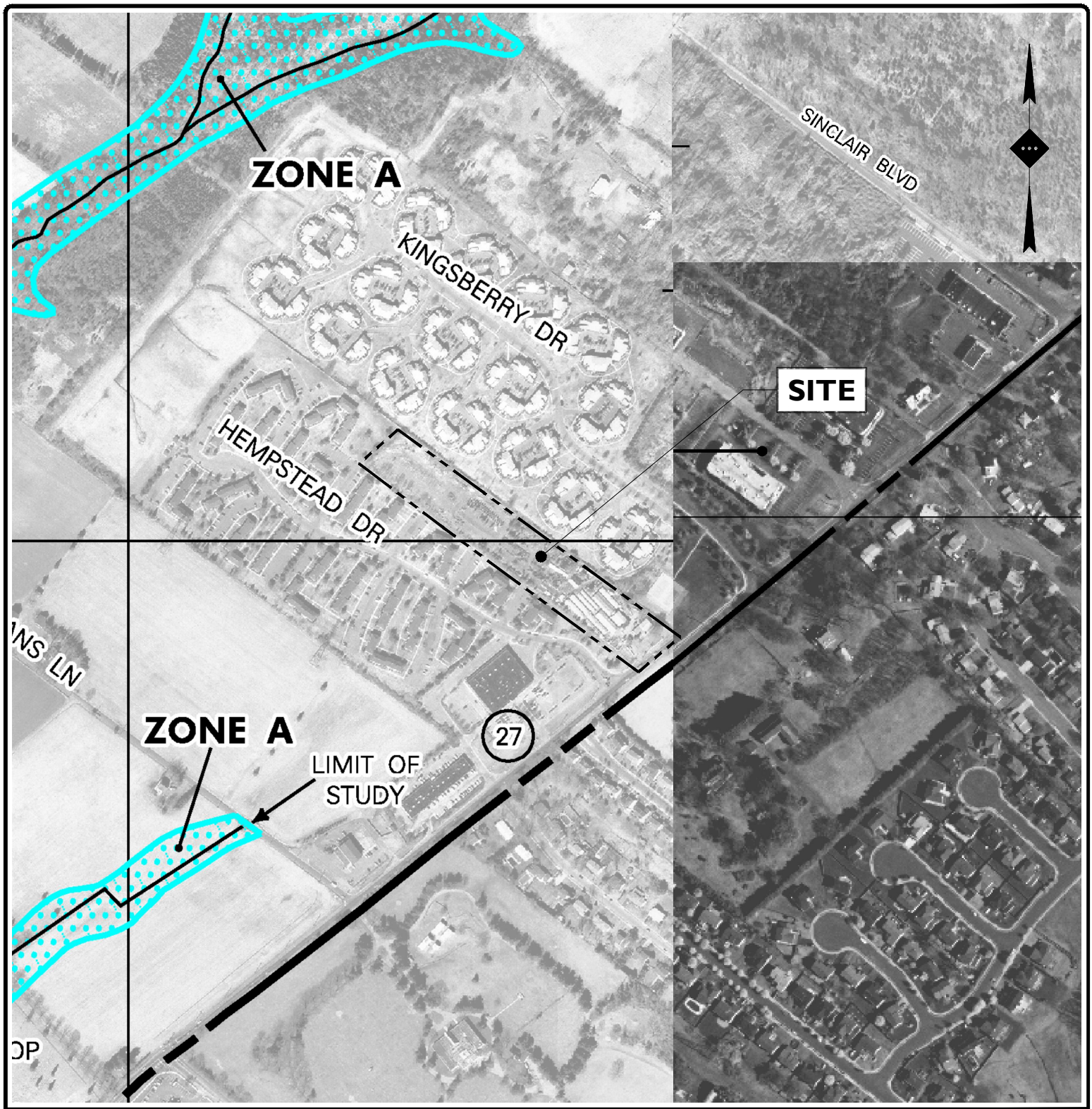

FEMA MAP

500' 0' 500' 1,000'

GRAPHIC SCALE IN FEET

1"= 500'

SOURCE: FEMA FIRM MAP NUMBER 34035C0276E & 34035C0260E DATED: 09/28/2007. FEMA FIRM MAP NUMBER 34023C0128F, DATED: 07/06/2010.

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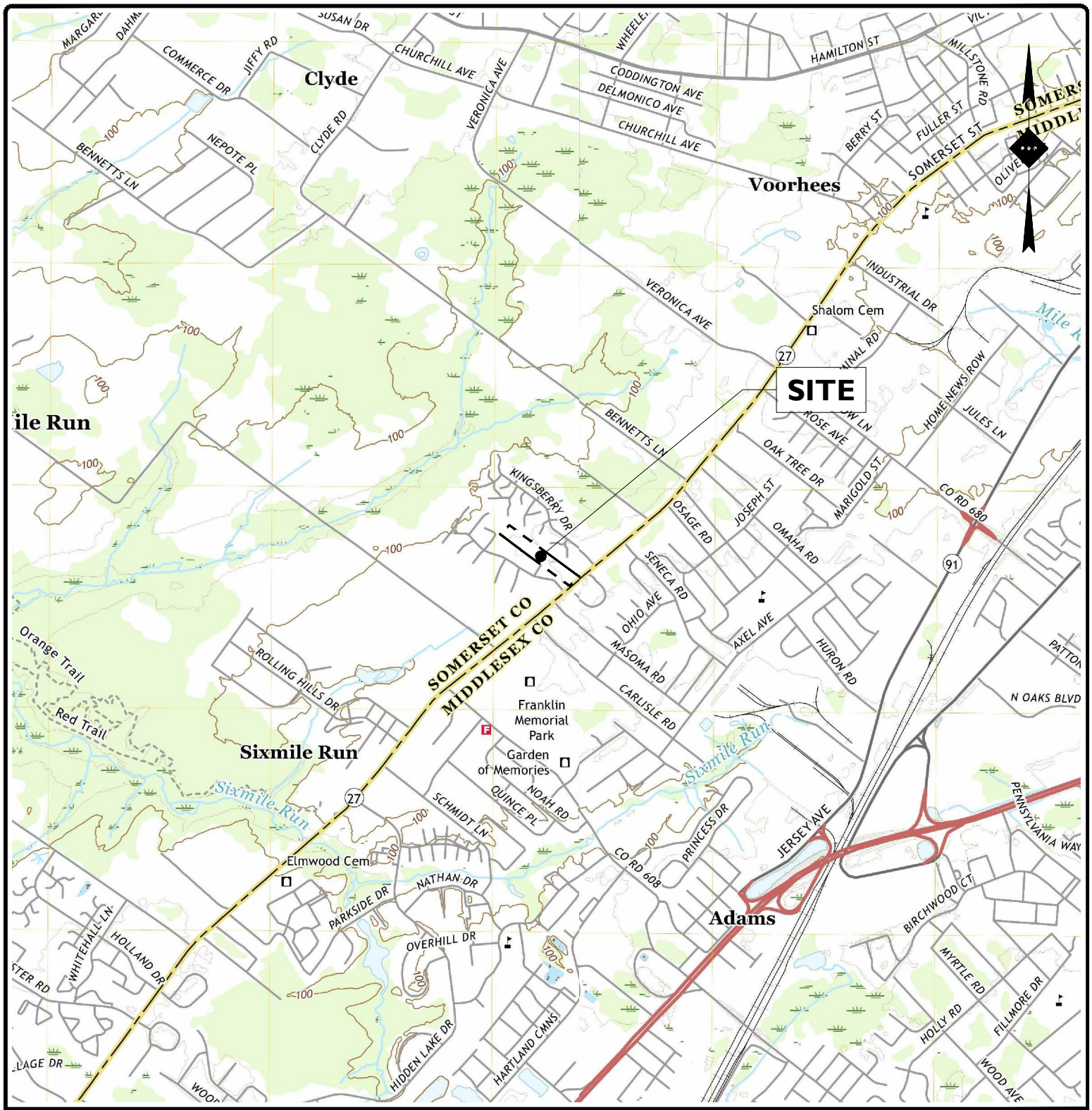

USGS MAP

2,000' 0' 2,000' 4,000'

GRAPHIC SCALE IN FEET

1"= 2,000'

SOURCE: USGS MONMOUTH JUNCTION & NEW BRUNSWICK QUADRANGLE - NJ - 7.5-MINUTE SERIES, DATED: 2019.

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APPENDIX B
NRCS COUNTY SOIL SURVEY

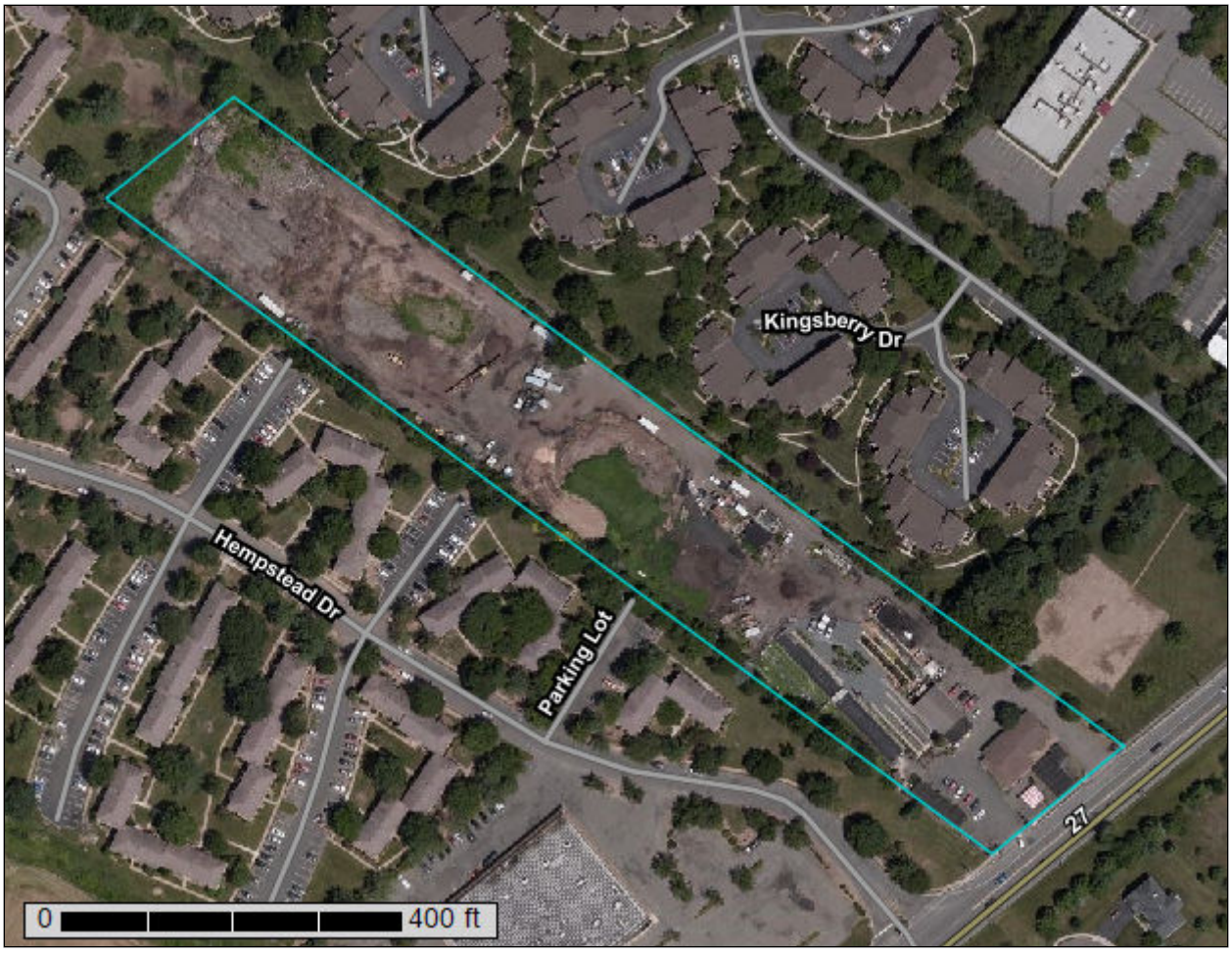
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Somerset County, New Jersey



December 23, 2020

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report
Soil Map

Map Scale: 1:2,280 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Somerset County, New Jersey
Survey Area Data: Version 18, Jun 1, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 22, 2019—Jul 13, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PenB	Penn silt loam, 2 to 6 percent slopes	1.9	33.5%
RoyB	Royce silt loam, 2 to 6 percent slopes	3.7	66.5%
Totals for Area of Interest		**5.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Somerset County, New Jersey

PenB—Penn silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2w05z
Elevation: 100 to 250 feet
Mean annual precipitation: 30 to 64 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 131 to 178 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Penn and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Penn

Setting

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Fine-loamy residuum weathered from acid reddish shale, siltstone, and fine-grain sandstone

Typical profile

Ap - 0 to 8 inches: silt loam
Bt1 - 8 to 12 inches: silt loam
Bt2 - 12 to 25 inches: channery silt loam
C - 25 to 30 inches: very channery silt loam
R - 30 to 40 inches: bedrock

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Readington

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Klinesville

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Norton

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Hydric soil rating: No

RoyB—Royce silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: ldsf
Elevation: 50 to 1,000 feet
Mean annual precipitation: 30 to 64 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 131 to 178 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Royce and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Royce

Setting

Landform: Alluvial flats
Landform position (three-dimensional): Talf
Down-slope shape: Linear

Across-slope shape: Linear
Parent material: Fine-loamy residuum weathered from shale

Typical profile

Ap - 0 to 8 inches: silt loam
BA - 8 to 12 inches: silt loam
Bt - 12 to 30 inches: clay loam
2BC - 30 to 48 inches: channery loam
2R - 48 to 80 inches: weathered bedrock

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: 39 to 60 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Moderate (about 7.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Lansdowne

Percent of map unit: 5 percent
Landform: Flats
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Birdsboro

Percent of map unit: 5 percent
Landform: Stream terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

APPENDIX C
CURRICULUM VITAE

JOSHUA KLINE, PE
Senior Civil Engineer

EDUCATION

BS, Civil Engineering
University of Vermont, 2013

LICENSURE

Professional Engineer
State of New Jersey
State of New York
State of Michigan
State of Massachusets

ASSOCIATIONS

American Society of Civil Engineers (ASCE)

Mr. Joshua Kline has an extensive background in civil/site engineering, transportation engineering, environmental impact evaluation and construction coordination. Design and engineering experience for the for private development/redevelopment entities include: site layout, ADA compliance evaluation, stormwater management, flood hazard area management and mitigation, grading, utilities, lighting, landscaping, soil erosion and sediment control for over 100 land development and public improvement projects throughout the Northeast. His diverse professional background includes providing design and management services from site evaluation and conceptual design, through entitlements, and construction administration/ inspection.

Completed design and permitting services for over 125 land development and redevelopment projects, inclusive of project scoping, due diligence, site design, environmental mitigation, and construction specifications and administration. Coordinated with the full project team throughout the entirety of the land development process.

Client representation at the municipal, county and state level. Inclusive of professionals, property owners, land use attorneys, government building departments, utility companies, and varies Municipal Land-Use boards.

Designed over 30 site ADA compliant upgrades for banks located in NY, NJ, CT, MA. Project scope included initial review of site features for ADA compliance, proposed site re-design for compliance, and post construction confirmation of ADA improvements.

Performed construction inspection for approximately 25 public and private projects including ADA compliance, earthwork, utilities, drainage, asphalt paving, concrete work, underground storage tanks, and site work.

Prepared stormwater management plans and reports for over 50 projects ranging from residential subdivisions to large industrial complexes across the Northeast. Designs also featured phased soil erosion and sediment control measures in conjunction with State regulations. Incorporated and emphasized low-impact, low maintenance, visually appealing stormwater management facilities over traditional detention methods.

APPENDIX D
SITE PLAN SHEET

LAND USE AND ZONING

BLOCK 85, LOT 58 & 59.02

CLUSTER-RESIDENTIAL ZONE (C-R)

PROPOSED USE

SELF-STORAGE FACILITY — NON-PERMITTED (V)

ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	435,600 SF (10.0 AC)	251,898 SF (5.78 AC) (EN)	251,898 SF (5.78 AC) (EN)
MINIMUM LOT FRONTAGE	300 FT	200.0 FT (EN)	200.0 FT (EN)
MINIMUM FRONT YARD SETBACK*	90 FT	1.8 FT (EN)	106.5 FT
MINIMUM SIDE YARD SETBACK (ONE)	45 FT	2.8 FT (EN)	BUILDING: 45.0 FT CANOPY: 5.7 FT (V)
MINIMUM SIDE YARD SETBACK (BOTH)	100 FT	17.0 FT (EN)	BUILDING: 102.8 FT CANOPY: 63.5 FT (V)
MINIMUM REAR YARD SETBACK	75 FT	793.9 FT	235.6 FT
MAXIMUM BUILDING HEIGHT**	2.5 STORIES / 35 FT	1.5 STORIES	39.23 FT / 3 STORIES (V)
MAXIMUM BUILDING COVERAGE	20% (50,379 SF)	7.0% (17,509 SF)	33.2% (83,735 SF) (V)
MAXIMUM IMPERVIOUS COVERAGE	40% (116,579 SF)	19.1% (48,136 SF)	59.8% (150,551 SF) (V)

(V) VARIANCE
(EN) EXISTING NON-CONFORMITY
(*) PER § 112-SCHEDULE 2, FOR LOTS FRONTING ON AN ARTERIAL STREET AN ADDITIONAL 15 FT IS REQUIRED
(**) MEASURED FROM AVERAGE ELEVATION OF FINISHED GRADE AT FRONT OF THE BUILDING TO HIGHEST POINT OF THE ROOF

SIGNAGE REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 112-SCHEDULE 5	FREESTANDING SIGN REQUIREMENTS*: MAXIMUM 1 SIGN MAXIMUM SIGN AREA = 100 SF MAXIMUM SIGN HEIGHT = 10 FT MINIMUM LOT LINE SETBACK = 10 FT	1 SIGN 100 SF <10 FT 10.2 FT
	ATTACHED SIGN REQUIREMENTS*: MAXIMUM 1 SIGN MAXIMUM SIGN AREA = 5% OF THE FIRST FLOOR BUILDING FACE AREA, MAXIMUM OF 100 SF 0.05 x 3,535 SF = 16.67 SF MAXIMUM VERTICAL DIMENSION = 4 FT	1 SIGN 16.67 SF 4 FT
§ 112-111.A.(4)	EXISTING SIGNAGE REDEVELOPMENT: PROVISIONS SHALL APPLY TO SIGNS EXISTING ON EFFECTIVE DATE OF THIS CHAPTER, AS WELL AS THOSE HEREAFTER ERECTED, ENLARGED, OR RECONSTRUCTED	DOES NOT COMPLY (V)
§ 112-111.A.(5)	EXISTING SIGNAGE LANDSCAPING: THE AREA SURROUNDING AN EXISTING SIGN IS NOT REQUIRED TO BE LANDSCAPED	COMPLIES

(V) VARIANCE
(TBD) TO BE DETERMINED
(*) PER § 112-SCHEDULE 5, ONE ADDITIONAL SIGN IS PERMITTED AT REAR AND SIDE ENTRANCES, PROVIDED THAT EACH IS EQUAL TO OR LESS THAN THE MAXIMUM PERMITTED SIZE OF THE FRONT SIGN. ONE FREESTANDING SIGN PERMITTED PER ROAD FRONTAGE.

OFF-STREET PARKING REQUIREMENTS

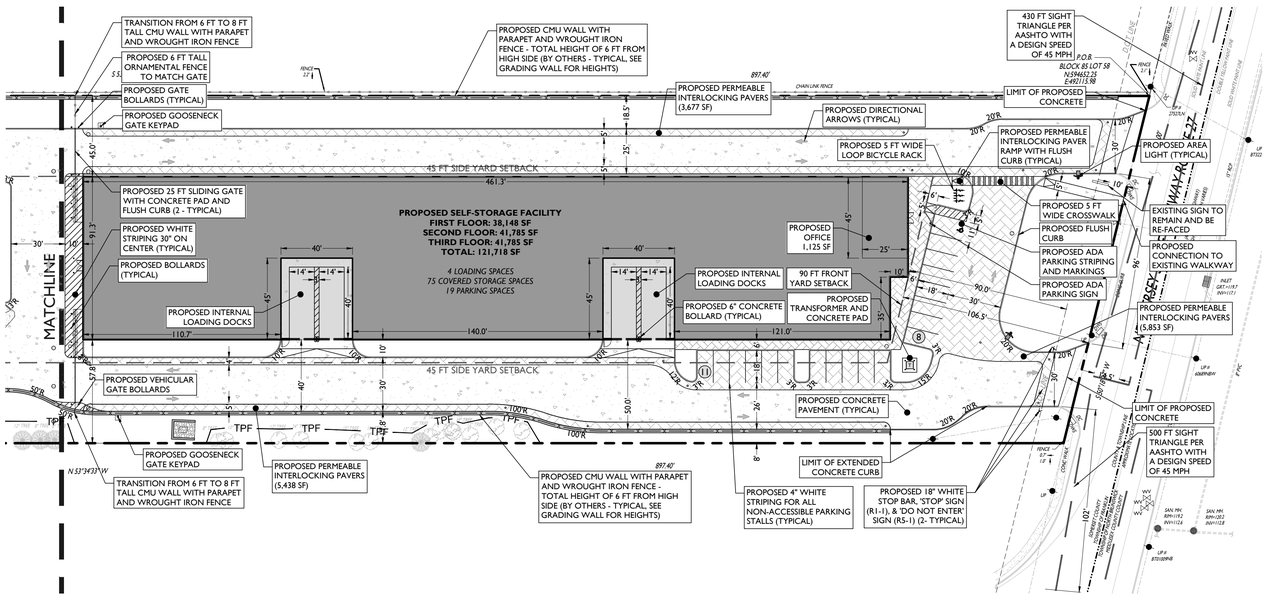
CODE SECTION	REQUIRED	PROPOSED
§ 112-SCHEDULE 4	REQUIRED PARKING (WAREHOUSE*): 1 SPACE PER 1,000 SF OF GROSS FLOOR AREA FOR THE FIRST 5,000 SF THEN 1 SPACE PER 2,500 SF 1 SPACE x (5,000 SF / 1,000 SF) = 5 SPACES 1 SPACE x ((121,718 SF - 5,000 SF) / 2,500 SF) = 46 SPACES** **TOTAL REQUIRED: 51 SPACES**	19 SPACES (V)
§ 112-83	MINIMUM PARKING SPACE DIMENSIONS: 9 FT X 18 FT	9 FT x 18 FT
§ 112-85	PARKING SPACE SEPARATION REQUIREMENT: ALL PARKING SPACES SHALL BE SEPARATED FROM WALKWAYS, SIDEWALKS, STREETS OR ALLEYS BY CURBING.	COMPLIES
§ 112-86	PRIVATE WALK ADJACENT TO BUILDING REQUIREMENTS: MINIMUM WIDTH = 4 FT	6 FT
§ 112-87	RESIDENTIAL BUFFER REQUIREMENT: OFF-STREET PARKING AND LOADING <50 FT FROM RESIDENTIAL PROPERTY: MINIMUM PLANT SCREENING = 6 FT	COMPLIES
§ 112-88	MINIMUM DRIVE AISLE WIDTH REQUIREMENTS: 90 DEGREE PARKING = 26 FT 60 TO 45 DEGREE PARKING = 18 FT NO PARKING ONE-WAY = 15 FT NO PARKING TWO-WAY = 22 FT	26 FT 30 FT 34 FT 25 FT
§ 112-90.A	DRIVEWAY REQUIREMENTS: MINIMUM WIDTH = 12 FT MAXIMUM WIDTH = 36 FT	MINIMUM = 25 FT MAXIMUM = 35 FT
§ 112-90.B	DRIVEWAY GRADE REQUIREMENTS: MAXIMUM GRADE = 15%	3.75%
§ 112-91	DRIVEWAY LOCATION REQUIREMENTS: TO INTERSECTION OF TWO STREETS: MINIMUM 25 FT TO ANY OTHER DRIVEWAY ON SAME LOT: MINIMUM 50 FT	102.5 FT 98.3 FT
§ 112-102.C	PARKING LOCATION REQUIREMENTS: NOT PERMITTED IN: FRONT YARD AREA 15 FT TO SIDE OR REAR YARD BUFFER AREAS	DOES NOT COMPLY (V)
§ 112-104	LOADING BERTH REQUIREMENTS: MINIMUM SIZE: 12 FT WIDTH x 48 FT LENGTH x 15 FT HEIGHT	14 FTx40 FTx15 FT (V)

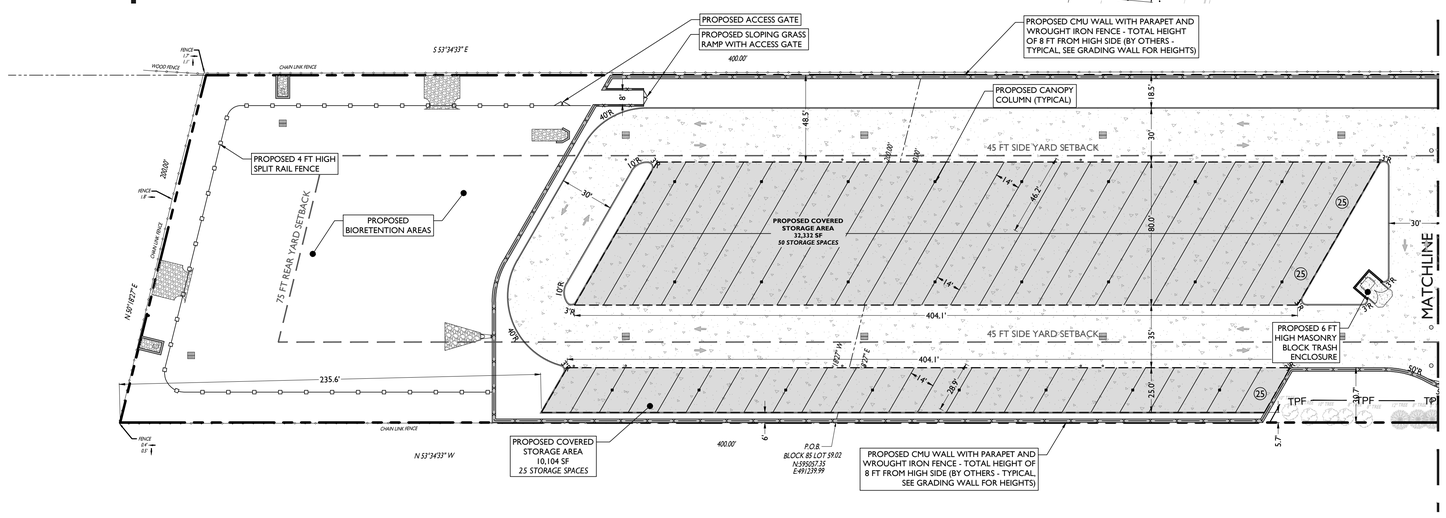
(V) VARIANCE
(EN) EXISTING NON-CONFORMITY
(W) WAIVER
(*) PER § 112-SCHEDULE 4, NOTE 3 - IF A CASE OF USE IS NOT SPECIFICALLY MENTIONED, THE MOST SIMILAR USE THAT IS MENTIONED SHALL APPLY
(**) PER § 112-101, IF THE REQUIRED OFF-STREET PARKING AND LOADING CALCULATIONS RESULTS IN A FRACTIONAL SPACE, THE FRACTION SHALL BE DISREGARDED

COMMERCIAL DESIGN REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 112-206.6.D.	BICYCLE REQUIREMENTS: PARKING IS REQUIRED BIKEWAYS BUFFERED FROM CIRCULATION	COMPLIES
§ 112-206.8.A(1)	OPEN SPACE REQUIREMENTS: PARKING RATIO < 5:1,000 SF = MINIMUM 10 SF SITE AMENITIES PER 10 PARKING SPACES 10 SF x (94 PARKING SPACES / 10 PARKING SPACES) = 94 SF	94 SF
§ 112-206.9.C.(2)	STORAGE LOCATION REQUIREMENTS: OUTDOOR STORAGE, TRASH COLLECTION, OR LOADING MUST BE LOCATED MORE THAN 20 FT FROM ANY PUBLIC STREET, SIDEWALK, OR PEDESTRIAN WALKWAY	COMPLIES
§ 112-111.A.(5)	EXISTING SIGNAGE LANDSCAPING: THE AREA SURROUNDING AN EXISTING SIGN IS NOT REQUIRED TO BE LANDSCAPED	COMPLIES

(V) VARIANCE





SYMBOL / DESCRIPTION

- PROPERTY LINE
- SETBACK LINE
- SAWCUT LINE
- PROPOSED CURB
- PROPOSED FLUSH CURB
- PROPOSED SIGNS / BOLLARDS
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PERVIOUS PAVERS
- PROPOSED AREA LIGHT
- PROPOSED RETAINING WALL
- PROPOSED WROUGHT IRON FENCE
- PROPOSED GUIDERAIL
- PROPOSED BUILDING DOORS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

40' 0' 40' 80'
GRAPHIC SCALE IN FEET
1" = 40'

ISSUE	DATE	BY	DESCRIPTION
01	03/12/2021	AHM	FOR AGENCY SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
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Princeton, NJ · Tampa, FL · Detroit, MI
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PRELIMINARY & FINAL MAJOR SITE PLAN

ARCO MURRAY | DESIGN BUILD

PROPOSED SELF-STORAGE FACILITY
BLOCK 85, LOTS 58 & 59.02
810 LINCOLN HIGHWAY (NJ ROUTE 27)
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

JOSHUA H. KLINE, P.E.
NEW JERSEY LICENSE No. 54347
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 40' | PROJECT ID: PRI-200094

TITLE: SITE PLAN

DRAWING: C-4

Z:\PROJECTS\PRI\200\PRI-200094 ARCO MURRAY - 810 ROUTE 27, FRANKLIN, NJ\CAD\PLOTS\PDF-24-SITE.DWG