

EXHIBIT:

DATE PREPARED:
03-04-2022

LAND USE AND ZONING			
BLOCK 85, LOT 58 & 59.02			
CLUSTER-RESIDENTIAL ZONE (C-R)			
PROPOSED USE	REQUIRED	EXISTING	PROPOSED
SELF-STORAGE FACILITY	NON-PERMITTED (V)		
ZONING REQUIREMENT			
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)	BUILDING: 106.5 FT CANOPY: 608.7 FT
MINIMUM SIDE YARD SETBACK (ONE)	45 FT	2.8 FT (EN)	BUILDING: 45.0 FT CANOPY: 57.0 FT
MINIMUM SIDE YARD SETBACK (BOTH)	100 FT	17.0 FT (EN)	BUILDING: 102.8 FT CANOPY: 114.1 FT
MINIMUM REAR YARD SETBACK	75 FT	793.9 FT	205.5 FT
MAXIMUM BUILDING HEIGHT**	2.5 STORIES / 35 FT	1.5 STORIES	BUILDING: 3 STORIES / 34.0 FT (V) CANOPY: 1-STORY / 17 FT
MAXIMUM BUILDING COVERAGE	20% (50,379 SF)	7.0% (17,509 SF)	29.4% (74,117 SF) (V)
MAXIMUM IMPERVIOUS COVERAGE	40% (116,579 SF)	19.1% (48,136 SF)	WITH PAVERS: 60.9% (153,516 SF) (V) WITHOUT PAVERS: 52.8% (132,890 SF) (V)

(V) VARIANCE
 (EN) EXISTING NON-COMFORMITY
 (*) 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 (CALCULATED AT 122.50 FT) 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 ATTACHED SIGN REQUIREMENTS *: MAXIMUM 1 SIGN MAXIMUM SIGN AREA = 100 SF MAXIMUM VERTICAL DIMENSION = 4 FT	1 SIGN 10 FT 10.0 FT 1 SIGN 64.00 SF 4 FT

(V) VARIANCE
 (*) 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 ABLE WIDTH REQUIREMENTS: 90 DEGREE PARKING = 24 FT 60 TO 45 DEGREE PARKING = 18 FT NO PARKING ONE-WAY = 15 FT NO PARKING TWO-WAY = 32 FT	25 FT (V) 28 FT 30 FT 25 FT
§ 112-90.A	DRIVEWAY REQUIREMENTS: MINIMUM WIDTH = 12 FT MAXIMUM GRADE = 15%	MINIMUM = 25 FT MAXIMUM = 30 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	57.5 FT (V) 29.0 FT N/A
§ 112-104.A	LOADING BERTH REQUIREMENTS: MINIMUM WIDTH & HEIGHT: 12 FT WIDTH X 15 FT HEIGHT MINIMUM LENGTH: 48 FT ***	14 FT X 15 FT 80 FT

(V) VARIANCE
 (EN) EXISTING NON-COMFORMITY
 (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
 (****) PER § 112-104.A, LOADING BERTHS SHALL BE 48 FT LONG OR A LENGTH SUCH THAT 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. THE LARGEST VEHICLE EXPECTED TO USE THE FACILITY IS 40 FT LONG, THEREFORE 80 FT WOULD BE REQUIRED.

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

(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
- X --- PROPOSED WROUGHT IRON FENCE
- PROPOSED GUIDERAIL
- PROPOSED BUILDING DOORS

GENERAL NOTES

- 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.
- 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.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- 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.
- 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 CONTRACTOR'S EXPENSE.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- 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.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- 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.
- THIS SITE PLAN SET IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD85).
- THE DESIGN AND PLACEMENT OF ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND ADOPTED BY THE N.J. DEPARTMENT OF TRANSPORTATION.
- ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT RULES AND REGULATIONS OR ORDINANCES OF FRANKLIN TOWNSHIP, NJDEP, AWWA AND ALL APPLICABLE REGULATORY AGENCIES HAVING JURISDICTION.



DATE	ISSUE	BY	DESCRIPTION
03/04/2022	01	MU	SITE PLAN RENDERING EXHIBIT

NOT APPROVED FOR CONSTRUCTION



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PRELIMINARY & FINAL MAJOR SITE PLAN

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

JEFFREY A. MARTELL, P.E.
 NEW JERSEY LICENSE No. 47290
 LICENSED PROFESSIONAL ENGINEER



SCALE: 1" = 40' PROJECT ID: PRI-20094

TITLE:
SITE PLAN RENDERING EXHIBIT

DRAWING: