

TOWNSHIP OF FRANKLIN GENERAL NOTES

- THE DESIGN AND PLACEMENT OF ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS ADOPTED BY THE BOARD OF FREEBORO AND PERMITS, NEW JERSEY.
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GENERAL NOTES (CONTINUED)

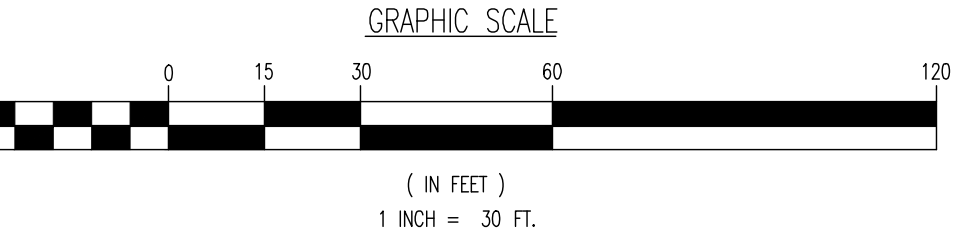
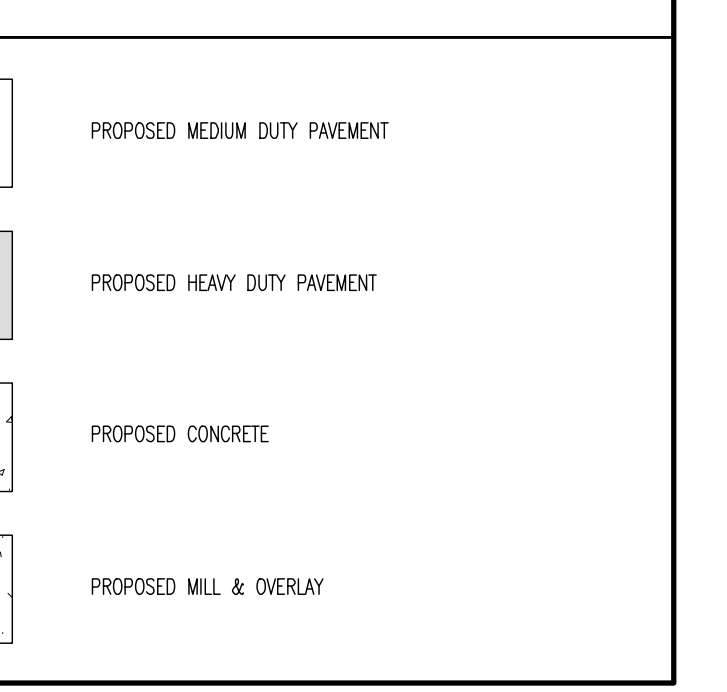
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SIGNAGE TABLE

SIGN	B-1 ZONE REQUIREMENTS
FREESTANDING SIGNS	MAXIMUM NUMBER OF SIGNS: ONE (1) [2] MAXIMUM SIGN AREA: 100 SF MAXIMUM SIGN HEIGHT: 10 FT MAXIMUM SIGN SETBACK: 10 FT
ATTACHED SIGNS (SINGLE TENANT)	MAXIMUM NUMBER OF SIGNS: ONE (1) [2] MAXIMUM SIGN AREA: 100 SF MAXIMUM VERT. DIMENSION: 4 FT
ATTACHED SIGNS (MULTIPLE TENANTS)	MAXIMUM NUMBER OF SIGNS: ONE (1) PER BUILDING SIDE MAXIMUM SIGN AREA: 100 SF PER SIGN MAXIMUM VERT. DIMENSION: 4 FT

N/S: NO SIGNAGE N/A: NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE
[1] 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.
[2] ONE FREESTANDING SIGN IS PERMITTED PER ROAD FRONTAGE.
[3] NO ATTACHED SIGNS ON MULTITENANT BUILDINGS ABOVE THE FIRST FLOOR.
* PROPOSED SIGNAGE TO COMPLY WITH TOWNSHIP OF FRANKLIN SIGNAGE REQUIREMENTS.

PAVEMENT LEGEND



GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - ALLEGES AND TITLE SURVEY
 - 43 WEST HIGH STREET, SENECAVILLE, OH
 - MAP NO. 21212
 - APPLICANT: HARBOR GROUP, 4030 B NEW BRUNSWICK AVENUE, SOUTH PLAINFIELD, NJ 07080
 - OWNER: 130 BELMONT, LLC c/o JEFFREY DREWS, 140 BELMONT DRIVE, SOUTH PLAINFIELD, NJ 07080
 - PARCEL DATA: BLOCK 528.04, LOTS 19.31 & 19.32, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NJ
 - ZONE: B-1 (BUSINESS AND INDUSTRIAL) ZONE
 - EXISTING USE: OFFICES (PERMITTED USE) (B112 ATTACHMENT 1)
 - PROPOSED USE: WAREHOUSE (PERMITTED USE) (B112 ATTACHMENT 1)
8. SCHEDULE OF ZONING REQUIREMENTS (B112 ATTACHMENT 2)
- | ZONE REQUIREMENT | ZONE B-1 [1] [2] | EXISTING | PROPOSED LOT 19.31 | PROPOSED LOT 19.32 |
|---|------------------|------------------------|------------------------|------------------------|
| MINIMUM LOT AREA | 2 AC | 560,157 SF (12.86 AC) | 218,748 SF (5.022 AC) | 341,409 SF (7.837 AC) |
| MINIMUM LOT FRONTAGE | 150' | 650.0' | 600.0' | 50.0' (V) |
| MINIMUM FRONT YARD SETBACK | 50' | 61.0' | 67.0' | 54.0' |
| MINIMUM REAR YARD SETBACK | 25' | 262.5' | 86.5' | 138.5' |
| MINIMUM ANY ONE SIDE YARD SETBACK | 10' | 49.1' | 49.1' | 46.0' |
| MINIMUM COMBINED SIDE YARD SETBACK (PRINCIPAL BUILDING) | 50' | 98.1' | 57.9' | 128.5' |
| MAXIMUM BUILDING HEIGHT | 5 STORES (65') | 15.0' | 15.0' | < 65' |
| MAXIMUM LOT COVERAGE (BY BUILDINGS) | 50% | 28.7% (160,549 SF) | 22.98% (50,262 SF) | 44.4% (151,756 SF) |
| MAXIMUM IMPERVIOUS COVERAGE | 60% | 80.1% (448,799 SF) (E) | 63.4% (138,593 SF) (V) | 88.0% (300,513 SF) (V) |
| MAXIMUM FLOOR AREA RATIO | 0.5 | 0.29 | 0.23 | 0.44 |
9. PARKING REQUIREMENTS:
A. EACH OFF-STREET PARKING SPACE SHALL MEASURE NINE (9) FEET IN WIDTH BY EIGHTEEN (18) FEET IN LENGTH. PARKING SPACES FOR PEOPLE WITH DISABILITIES SHALL BE IN ACCORDANCE WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE (N.J.A.C. 52:23-7) OR THE AMERICANS WITH DISABILITIES ACT, AS APPLICABLE. (B112-83) (COMPLIES)
B. ALL OFF-STREET PARKING, OFF-STREET LOADING AND SERVICE AREAS SHALL BE SEPARATED FROM WALKWAYS, SIDEWALKS, STREETS OR ALLEYS BY CURBING OR OTHER PROTECTIVE DEVICES IN ACCORDANCE WITH TOWNSHIP DESIGN STANDARDS (B112-145) (COMPLIES)
C. A PRIVATE WALK, IF PROVIDED, ADJACENT TO A BUILDING SHALL NOT BE LESS THAN FOUR (4) FEET IN WIDTH. (B112-86) (COMPLIES)
D. NO PARKING AREA SHALL BE LOCATED IN THE REQUIRED 50-FOOT WIDE FRONT YARD AREA NOR CLOSER THAN FIVE (5) FEET FROM A SIDE OR REAR PROPERTY LINE. INTERIOR DRIVEWAYS SHALL BE PROVIDED BY NOT MORE THAN TWO DRIVEWAYS. EACH NOT LESS THAN TWENTY (20) FEET AND NOT MORE THAN THIRTY-SIX (36) FEET IN WIDTH. NO PARKING LOT MAY BE LOCATED WITHIN BUFFER ZONE AREAS REQUIRED IN SCHEDULE 6. (B112-102-6) (COMPLIES)
E. GENERAL OFFICES SHALL HAVE ONE (1) SPACE FOR EACH 250 SQUARE FEET OF NET FLOOR AREA. (B112 ATTACHMENT 1) (COMPLIES)
F. WAREHOUSES SHALL HAVE ONE (1) SPACE FOR EACH 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR THE FIRST 5,000 SQUARE FEET, THEN ONE (1) SPACE FOR EACH 2,500 SQUARE FEET THEREAFTER. (B112 ATTACHMENT 1) (COMPLIES)
G. THE BOARD OF JURISDICTION MAY WAIVE THE IMPROVEMENT OF UP TO 50% OF THE REQUIRED PARKING SPACES PROVIDED AN AREA 2,500 SQUARE FEET THEREAFTER. (B112 ATTACHMENT 1) (COMPLIES)
H. THE AMOUNT OF OFF-STREET PARKING PROVIDED IS RESERVED AND SO DELINEATED ON THE SITE PLAN AS AN OFF-STREET PARKING AREA. (B112 ATTACHMENT 4) (COMPLIES)
H. PARKING CALCULATION:
EXISTING OFFICE BUILDING: (50.02 SF) x (1) PARKING SPACE/250 SF = 201 SPACES x 0.85 = 170 SPACES REQUIRED (NET)
PROPOSED WAREHOUSE: (7,888 SF) x (1) PARKING SPACE/250 SF = 31 SPACES (5% OFFICE)
(5,000 SF) x (1) PARKING SPACE/250 SF = 20 SPACES REQUIRED
(136,148 SF) x (1) PARKING SPACE/2,500 SF = 54 SPACES REQUIRED
TOTAL REQUIRED: 282 SPACES
TOTAL PROVIDED: 287 SPACES (COMPLIES)
10. LOADING REQUIREMENTS:
A. NO LOADING SHALL BE LOCATED WITHIN 100 FEET OF AN ADJUTING PROPERTY LOCATED WITHIN A RESIDENTIAL DISTRICT INCLUDING THE PAC, SCV, OMBR, AND C-4 ZONES. SUCH SETBACK SHALL INCREASE TO 150 FEET FOR BUILDINGS TALLER THAN 50 FEET IN BUILDING HEIGHT.
B. A LOADING BERTH SHALL BE AT LEAST TWELVE (12) FEET WIDE WITH AT LEAST FIFTEEN (15) FEET OVERHEAD CLEARANCE. THE LENGTH OF THE LOADING BERTH SHALL BE AT LEAST FORTY (40) FEET LONG WITH A LENGTH SUCH THAT THE HORIZONTAL DISTANCE FROM THE FRONT OF A TRUCK OR TRAILER TO THE END OF THE LOADING BERTH IS AT LEAST TWICE THE OVERALL LENGTH OF THE LONGEST VEHICLE EXPECTED TO USE THE FACILITY. (B112-104A) (COMPLIES)
C. A LOADING SPACE NEED NOT BE NECESSARILY A FULL BERTH BUT SHALL HAVE A MINIMUM PLAN DIMENSION OF AT LEAST TEN (10) FEET OVERHEAD CLEARANCE. THE TOWNSHIP ENGINEER SHALL DETERMINE THE SUPPORT OF THE OFF-STREET LOADING OPERATION REQUIRED BY THE OWNER, BUT IN NO CASE SHALL THE USE OF SUCH SPACE HINDER THE FREE MOVEMENT OF VEHICLES AND PEDESTRIANS OVER A STREET, SIDEWALK OR ALLEY. (B112-104B) (COMPLIES)
11. DRIVEWAY REQUIREMENTS:
A. INTERIOR DRIVEWAYS SHALL BE AT LEAST TWENTY-SIX (26) FEET WIDE WITH INCH-TWO (2) INCHES OF CLEARANCE AND AT LEAST EIGHTEEN (18) FEET WIDE WHERE USED WITH 80% COVER OR FORTY-FIVE (45) DEGREE PARKING. INTERIOR DRIVEWAYS SHALL BE AT LEAST FIFTEEN (15) FEET WIDE FOR ONE-WAY TRAFFIC MOVEMENT AND AT LEAST 22 FEET WIDE FOR TWO-WAY TRAFFIC MOVEMENT. (B112-80) (COMPLIES)
B. UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER, DRIVEWAYS APPROACHING TO THE PUBLIC RIGHT-OF-WAY MUST BE CONSTRUCTED PERPENDICULAR TO THE ROADWAY/CURB LINE. (B112-80A) (COMPLIES)
C. A DRIVEWAY ENCLOSURE OF CURB RETURN WALL SHALL BE NOT LESS THAN TWELVE (12) FEET IN WIDTH. THE MINIMUM WIDTH OF A DRIVEWAY ENCLURE OF CURB RETURN WALL SHALL NOT EXCEED THIRTY-SIX (36) FEET EXCEPT FOR UNUSUAL CIRCUMSTANCES. (B112-80A) (COMPLIES)
D. AT THE INTERSECTION OF STREETS IN ALL NON-RESIDENTIAL ZONES, NO DRIVEWAY SHALL BE LOCATED CLOSER THAN FIFTY (50) FEET TO THE INTERSECTION OF TWO (2) STREET LINES. (B112-91A) (COMPLIES)
E. NO DRIVEWAY ENTRANCE SHALL BE LOCATED CLOSER THAN FIFTY (50) FEET TO ANY OTHER DRIVEWAY ENTRANCE LOCATED ON THE SAME LOT. (B112-91B) (COMPLIES)
12. BUFFER & LANDSCAPE REQUIREMENTS:
A. A BUFFER ZONE AREA NOT LESS THAN FIFTY (50) FEET IN WIDTH AND CONSISTING OF MASS EVERGREEN PLANTINGS AND A SOLID 4-FOOT HIGH FENCE SHALL BE LOCATED ALONG AND ADJACENT TO ALL RESIDENTIAL ZONE BOUNDARIES INCLUDING THE PAC, SCV, OMBR, AND C-4 ZONES. EXCEPT THAT NO BUFFER SHALL BE REQUIRED WITH AN ADJUTING STREET OR HIGHWAY AS SHOWN ON THE ADJUTING MASTER PLAN OF THE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY.
B. RESIDENTIAL ZONE BUFFER AREA SHALL INCREASE TO 75 FEET FOR SITES CONTAINING A BUILDING TALLER THAN 50 FEET IN BUILDING HEIGHT WITH THE EXCEPTION OF FENCING OR OTHER SCREENING APPROVED BY THE BOARD OF JURISDICTION. (B112-81) (COMPLIES)
C. THE APPROVING AUTHORITY MAY WAIVE ALL OR A PORTION OF THE BUFFER REQUIREMENTS FOR AREAS WHICH ADJUT RESIDENTIAL ZONE BOUNDARIES. ONE TREE SHALL BE REQUIRED FOR EACH FIVE-FOOT LENGTH OF SIDE AND/OR REAR YARD AREA. EVERGREEN TREES SHALL BE AT LEAST SIX (6) FEET IN HEIGHT AT THE TIME OF PLANTING AND SUCCEEDING TREES SHALL BE AT LEAST 7-1/2 INCHES CALIPER. (B112 ATTACHMENT 6) (NOT APPLICABLE)
D. THE APPROVING AUTHORITY MAY WAIVE ALL OR A PORTION OF THE BUFFER REQUIREMENTS FOR AREAS WHICH ADJUT RESIDENTIAL ZONE BOUNDARIES. ONE TREE SHALL BE REQUIRED FOR EACH FIVE-FOOT LENGTH OF SIDE AND/OR REAR YARD AREA. EVERGREEN TREES SHALL BE AT LEAST SIX (6) FEET IN HEIGHT AT THE TIME OF PLANTING AND SUCCEEDING TREES SHALL BE AT LEAST 7-1/2 INCHES CALIPER AND OVERHEIGHTS AT LEAST 6 FEET IN HEIGHT FOR EACH 2,000 SQUARE FEET OF PAVED AREA. (B112 ATTACHMENT 6) (COMPLIES)
E. LANDSCAPING ON SITE SHALL INCLUDE ONE TREE (DECIDUOUS) WITH A CALIPER OF AT LEAST 7-1/2 INCHES CALIPER AND OVERHEIGHTS AT LEAST 6 FEET IN HEIGHT FOR EACH 2,000 SQUARE FEET OF PAVED AREA. (B112 ATTACHMENT 6) (COMPLIES)

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING

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SITE PLAN EXHIBIT

PROJECT: HARBOR GROUP PROPOSED WAREHOUSE & SITE IMPROVEMENTS
BLOCK 528.04, LOTS 19.31 & 19.32
110-130 BELMONT DRIVE
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB NO: 4035-99-001
DATE: 03/07/2022

DRAWN BY: KJH
SCALE: (H) 1"=30'
(V) 1"=30'

DESIGNED BY: DTK
SHEET NO: 1

CHECKED BY: KCC
CHECKED BY: ---

KYLE C. KAVINSKI
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 52985

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 52908

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