

# PRELIMINARY AND FINAL MAJOR SITE PLAN

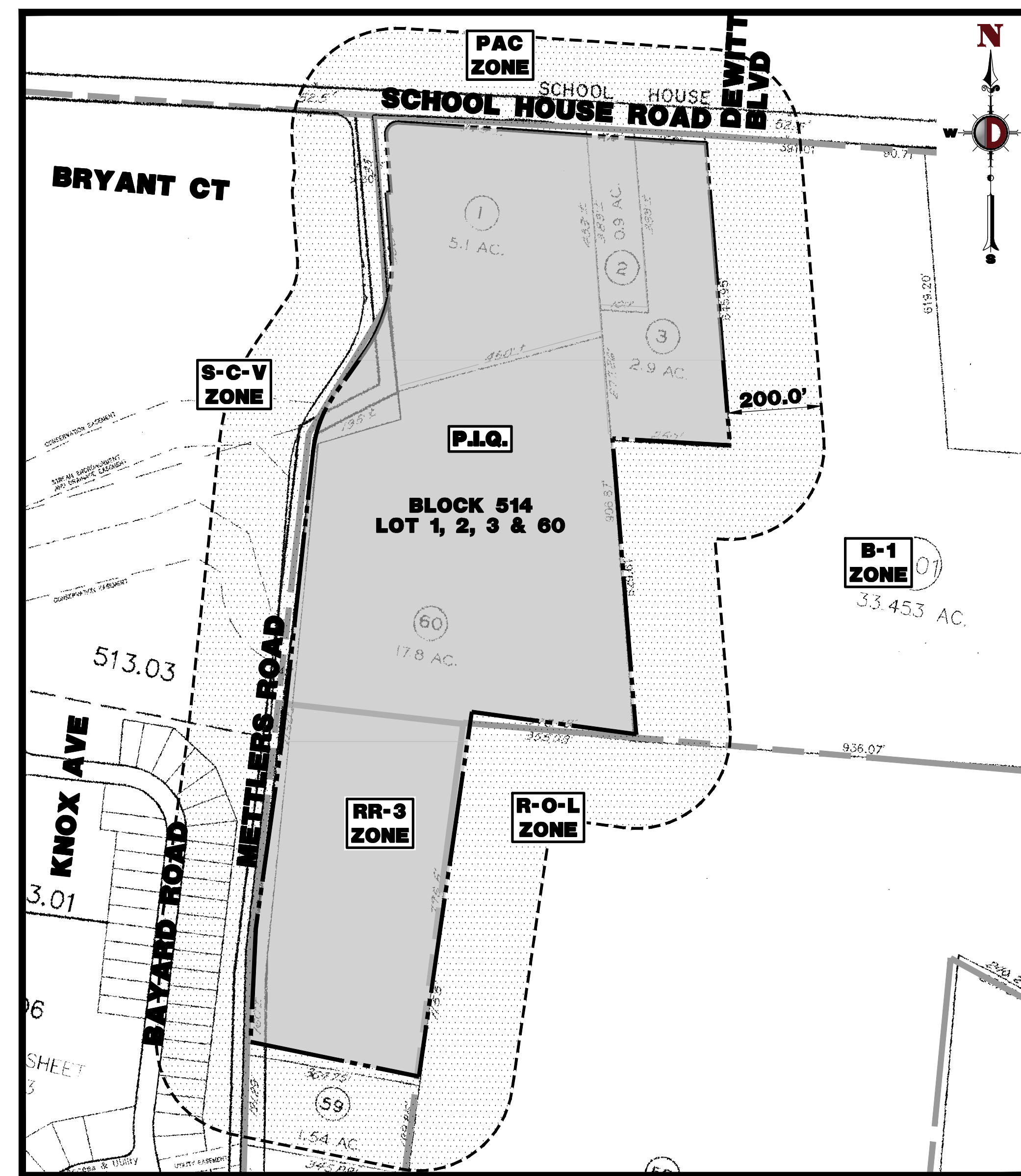
## FOR B9 SCHOOLHOUSE OWNER LLC PROPOSED WAREHOUSES

BLOCK 514, LOTS 1, 2, 3, & 60; TAX MAP SHEET 71 - LATEST REV. DATED 11/01/1987  
96-104 SCHOOLHOUSE ROAD,  
TOWNSHIP OF FRANKLIN  
SOMERSET COUNTY, NEW JERSEY

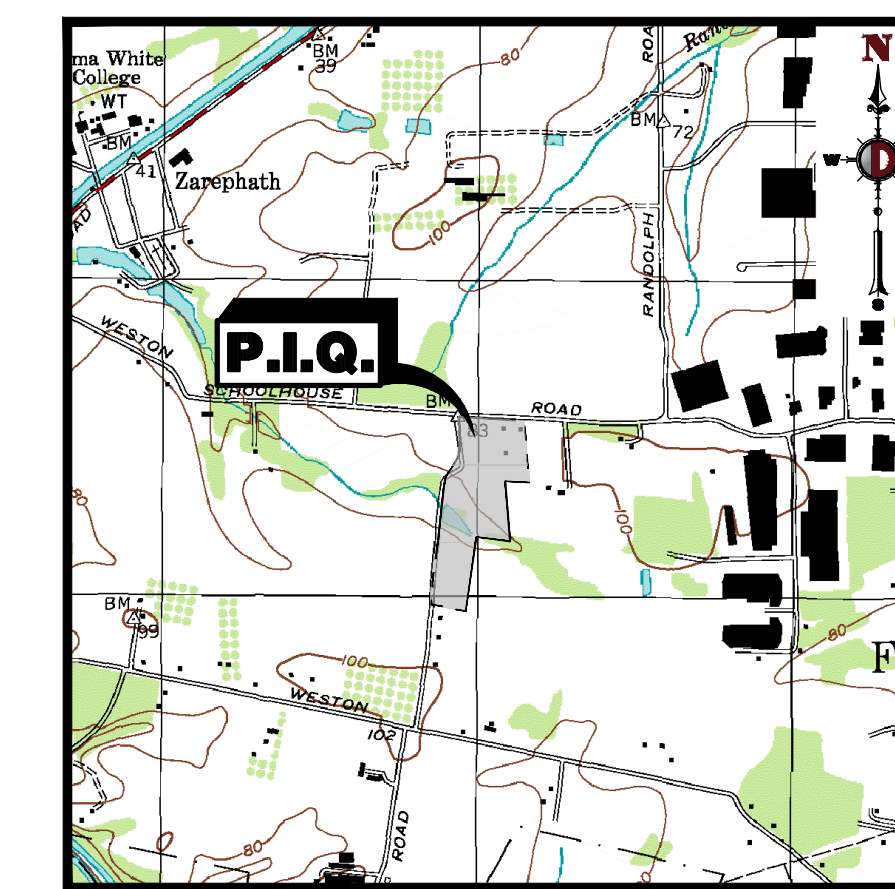
### 200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT	OWNER	ACRES	BLK	LOT
KHATIR, TAQI AMER MOHAMMAD TAQI 10 BLACK COURT SOMERSET, NJ 08873	516.02	91	OTYRMAN, STUART F & SUSAN 31 BAYARD ROAD SOMERSET, NJ 08873	513.03	4	
BARAH, SHANTANU & SODH, KAPILA 27 BLACK COURT SOMERSET, NJ 08873	516.02	93	SARIC, ANA MARI 35 BAYARD ROAD SOMERSET, NJ 08873	513.03	22	
SOMERSET TOWNSHIP OF FRANKLIN LLC 200 BAYARD ROAD SOMERSET, NJ 08873	516.02	89	SHAI, DINA & RAMLA 31 BAYARD RD SOMERSET, NJ 08873	513.03	23	
VANS, NALINI & VIKAS, TRILPI 20 BLACK COURT SOMERSET, NJ 08873	516.02	92	OCF LAMMA, LLC C/O CABOT PROPERTIES 11 BRADON STREET-STE 1100 BOSTON, MA 02108	514	4.03	
SURS, RAVI & HEMALATA 31 BAYARD ROAD SOMERSET, NJ 08873	516.02	90	O'ROURKE, CAROL 31 BAYARD ROAD SOMERSET, NJ 08873	513.03	24	
LAM, MICHAEL, TRUSTEE 25 BAYARD RD SOMERSET, NJ 08873	513.03	13	DE FRANK, DON 61 BAYARD ROAD SOMERSET, NJ 08873	513.03	9	
CHAND, ANAND K & CAROL A 24 BAYARD RD SOMERSET, NJ 08873	514	58	FARDHANSOON, MARIAN 63 BAYARD ROAD SOMERSET, NJ 08873	513.03	8	
VENKATACHALAM, V & ALAGAMANN 41 BAYARD RD SOMERSET, NJ 08873	513.03	16	BERENOVITZ, DANIEL H & BEVERLY 67 BAYARD ROAD SOMERSET, NJ 08873	513.03	6	
SHAI, RAJESH 31 BAYARD RD SOMERSET, NJ 08873	513.03	14	CANAL WALK HOMEOWNERS ASSOC, INC. 100 CANAL WALK BLVD SOMERSET, NJ 08873	513.03	1,022, 15.01	38
FRANKLIN ASSOC L C/O EASTMAN CONST 200 W WY FLEASONS AVE LANCASTER, NJ 07039	514	56	SUMNERBUDS AT FRANKLIN LLC 920 ROUTE 90 RAHWAY, NJ 08069	516.02	56, 61.01, 94	
SOMERSET, JEFFREY HOWARD (TRUSTEE) 41 BAYARD ROAD SOMERSET, NJ 08873	513.03	5	BRADY, STEVEN & JAN 24 BAYARD ROAD SOMERSET, NJ 08873	513.47	28	
TEU, HEMENDRA 31 BAYARD RD SOMERSET, NJ 08873	513.03	12	YAO, CHANG WING & TING, WARY 16 BAYARD COURT SOMERSET, NJ 08873	513.47	31	
WEINER, JEFFREY & ELLEN 15 BAYARD RD SOMERSET, NJ 08873	513.03	15	MARBLE, THOMAS W & MIRIAM R 15 BAYARD COURT SOMERSET, NJ 08873	513.47	30	
KARUS, ROBERT & SUSAN P 24 BAYARD COURT SOMERSET, NJ 08873	513.03	7	KARUS, ROBERT & SUSAN M 24 BAYARD COURT SOMERSET, NJ 08873	513.47	29	
SENG, CHANCHUA & SUN, ZHIN 24 BAYARD RD SOMERSET, NJ 08873	513.03	10	PARADISE, STEVEN S & JANE K 24 BAYARD COURT SOMERSET, NJ 08873	513.47	27	
MEDINA, JESSE OMAR & GLORIEL 24 BAYARD COURT SOMERSET, NJ 08873	514	59	BERNE, JAMES J & NANCY ELAINE 24 BAYARD COURT SOMERSET, NJ 08873	513.47	26	
MURPHY, ROBERT W 24 BAYARD ROAD SOMERSET, NJ 08873	513.03	11	MANESHAN, CHANNAI & SHAKUNTALA 24 BAYARD COURT SOMERSET, NJ 08873	513.47	25	
REYNOLDS, JUDITH & MARLENE INDUSTRIES 31 BAYARD ROAD SOMERSET, NJ 08873	513.03	3	CERULLO, JOHN & BIANCA 31 BAYARD COURT SOMERSET, NJ 08873	513.47	24	
CHODONITZ, SOI & BERENICE 27 BAYARD RD SOMERSET, NJ 08873	513.03	21	FRANKLIN ASSOC L C/O EASTMAN CONST 200 W WY FLEASONS AVE LANCASTER, NJ 07039	514	56	

**ASD TO BE NOTIFIED:**  
HEAT-SEEKING DEPARTMENT  
BUCKEYE PIPE LINE COMPANY  
P.O. BOX 305  
EMANUS, PA 18049-0305  
BUSINESS MANAGER  
CONCRETE JAMES  
278 HANCOCK ROAD  
HILLSBOROUGH, NJ 08844  
SUNOCO PIPELINE LP  
RIGHT OF WAY DEPT  
MONTVILLI COMPLEX  
252 HUTTONS ROAD  
SHAWING SPRING, PA 19088



**AREA MAP**  
1" = 200'



**KEY MAP**  
1" = 2000'

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**PLANNING BOARD APPROVAL**

APPROVED AT THE PLANNING BOARD OF THE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PREPARED BY  
**DYNAMIC ENGINEERING CONSULTANTS, P.C.**  
40 MAIN STREET, 3RD FLOOR  
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**COVER SHEET**

PROJECT: **B9 SCHOOLHOUSE OWNER LLC  
PROPOSED WAREHOUSES**

JOB No: 3566-99-005 DATE: 04/01/2022

BLOCK 514, LOTS 1, 2, 3, & 60  
96-104 SCHOOLHOUSE ROAD  
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

SCALE: (H) AS SHOWN

SHEET No: **1** OF 35

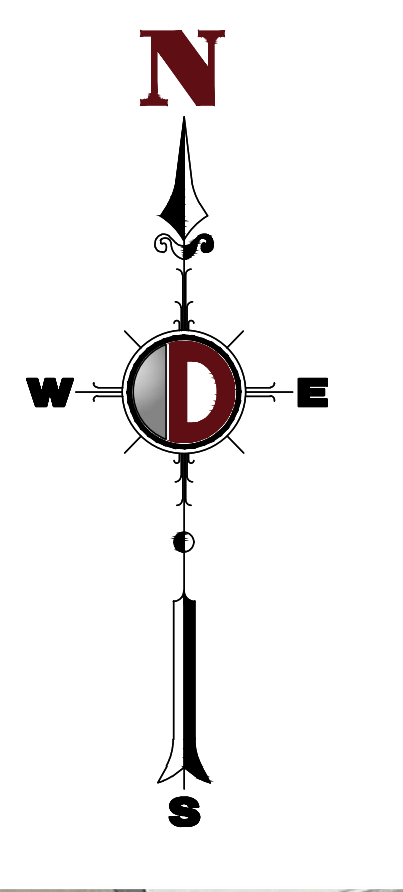
DESIGNED BY: KMM  
CHECKED BY: KCK  
JOSHUA M. SEWALD  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52908

KYLE J. KAWINSKI  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 2985

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Rev. # 4

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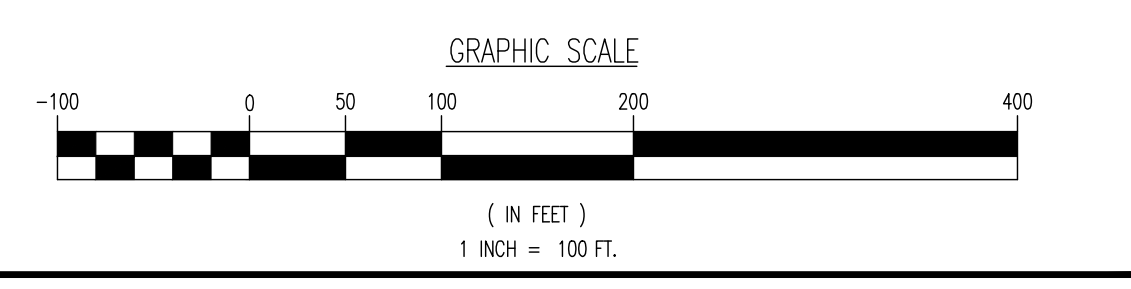
BLOCK 514  
LOT 1, 2, 3 & 60

P.I.Q.

P-1  
ZONE

RR-3  
ZONE

R-O-L  
ZONE



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TITLE: **AERIAL MAP**

PROJECT: **B9 SCHOOLHOUSE OWNER LLC  
 PROPOSED WAREHOUSES**  
 BLOCK 514, LOTS 1, 2, 3, & 60  
 96-104 SCHOOLHOUSE ROAD  
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

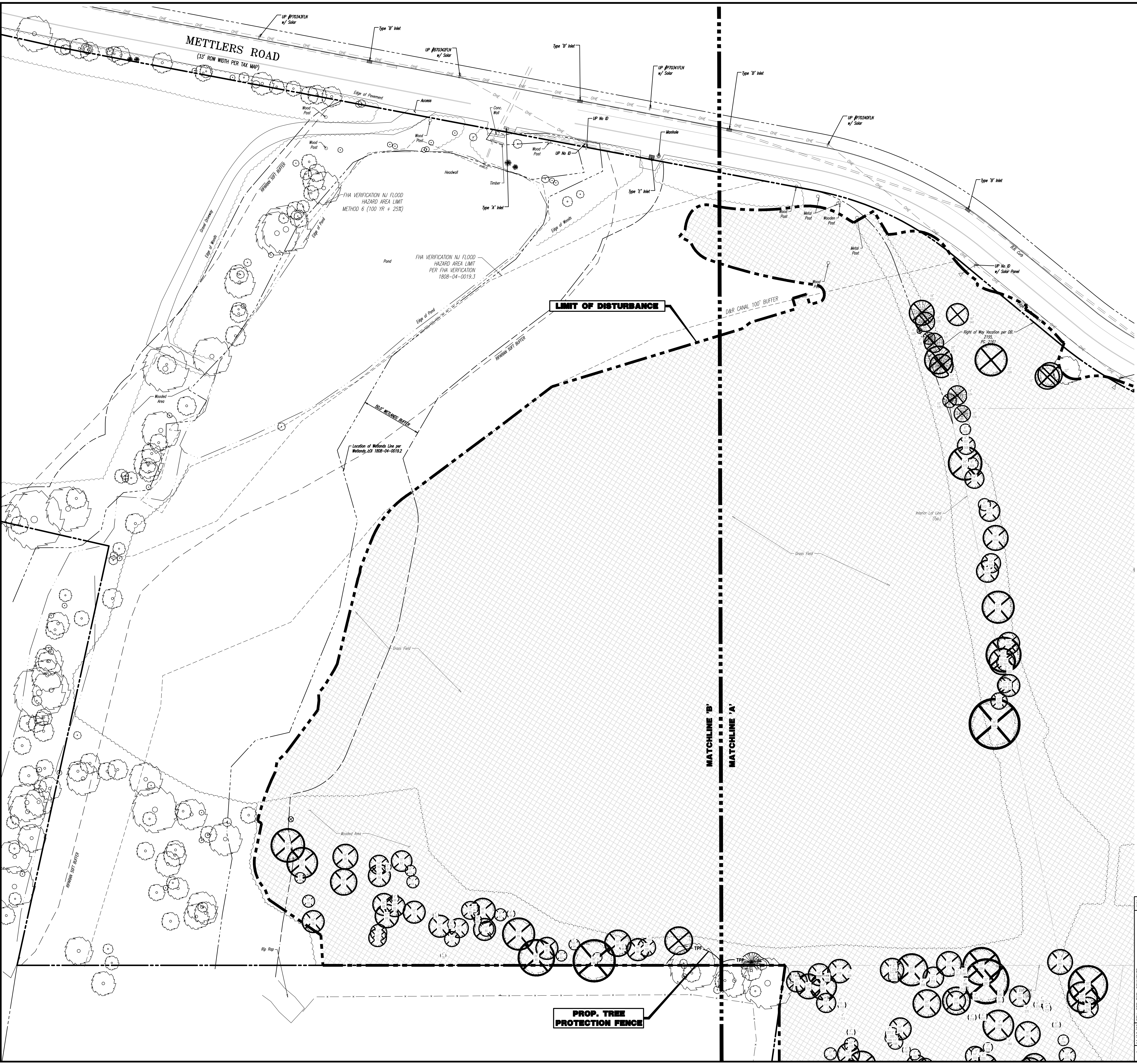
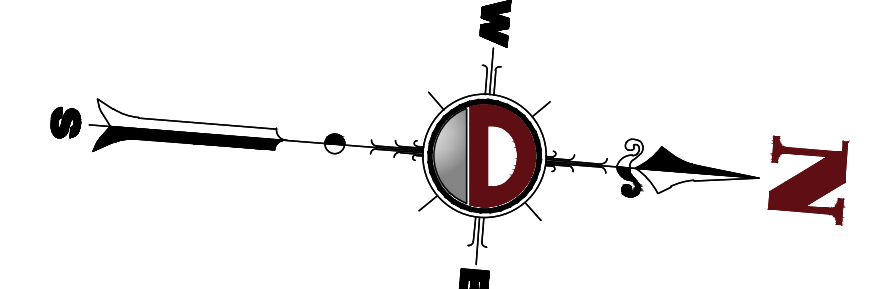
JOB No: 3566-99-005    DATE: 04/01/2022  
 DRAWN BY: KMI    SCALE (H) 1"=100'  
 DESIGNED BY: KCK    SHEET No:  
 CHECKED BY: JMS    **2**  
 OF 35

**JOSHUA M. SEWALD**    **KYLE S. KAWINSKI**  
 PROFESSIONAL ENGINEER    PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE No. 52908    NEW JERSEY LICENSE No. 2985

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 BE LICENSED AND REGISTERED  
 WITH THE STATE OF NEW JERSEY  
 FOR STATE OF NEW JERSEY  
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Printed: 12/01/22 - 1:07 PM, By: shingh  
 P:\2022\Projects\3566-99-005\Drawings\AerialMap.dwg -> AERIAL\_MAP





**DEMOLITION NOTES**

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOISTS, DERRICKS OR OTHER SUITABLE METHODS.
6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, DRAIN, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
10. ERECT AND MAINTAIN COVERED PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DEBRIS BEING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. CONCRETE, STONE, GRAVEL, AND SMALL TREES FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC WASTE. STONES USED SHALL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PROVIDE PLACEMENT OF FILL MATERIALS UNDERLIE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO SOIL OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBER, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION WORK FOR POSITIVE ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.

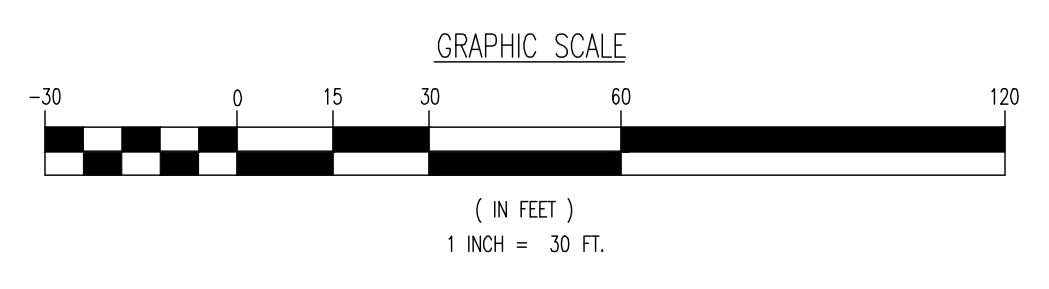
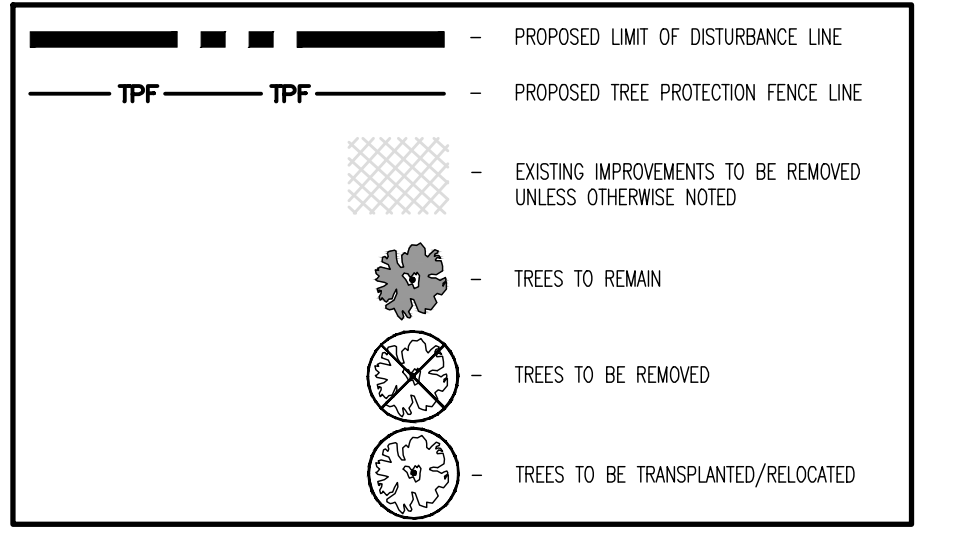
**NOTES**

1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

**TREE REPLACEMENT REQUIREMENTS (§222-5.1)**

Existing Trees to be Removed (N DBH)	# Existing Trees	Replacement Requirement	# of Replacement Trees (2.5" Caliper Deciduous or 6" Evergreen)
4"-15"	366	0.8	293
Less Than 18"	64	3	192
Less Than 21"	48	4	192
Less Than 24"	15	5	75
Less Than 27"	16	6	96
Less Than 30"	61	7	427
Less Than 31"	4	8	32
Less Than 33"	5	9	45
Less Than 35"	0	10	0
Less Than 37"	3	11	33
Less Than 39"	0	12	0
Less Than 40"	0	13	0
Less Than 41"	0	14	0
41" or Greater	2	15	30
<b>TOTAL</b>	<b>531</b>	<b>151</b>	<b>1,052</b>

**DEMOLITION PLAN LEGEND**



DATE	12/01/22
BY	JMS
REV	1
DESCRIPTION	REV PER WELANDS PLAN
DATE	11/16/22
BY	JMS
DESCRIPTION	REV PER COMMENTS
DATE	09/27/22
BY	JMS
DESCRIPTION	REV PER COMMENTS
DATE	08/11/22
BY	JMS
DESCRIPTION	REV PER COMMENTS

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**TITLE: DEMOLITION TREE MANAGEMENT PLAN B**

**PROJECT: B9 SCHOOLHOUSE OWNER LLC  
PROPOSED WAREHOUSES**  
BLOCK 514, LOTS 1, 2, 3, & 60  
96-104 SCHOOLHOUSE ROAD  
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

**JOB No: 3566-99-005**      **DATE: 04/01/2022**

**DRAWN BY: CAM**      **SCALE (H) 1"=30'**  
**DESIGNED BY: KCK**      **(V)**

**CHECKED BY: JMS**      **SHEET No: 4**  
**DATE: 04/01/2022**      **OF 35**

**JOSHUA M. SEWALD**      **KYLE J. KRAWINSKI**

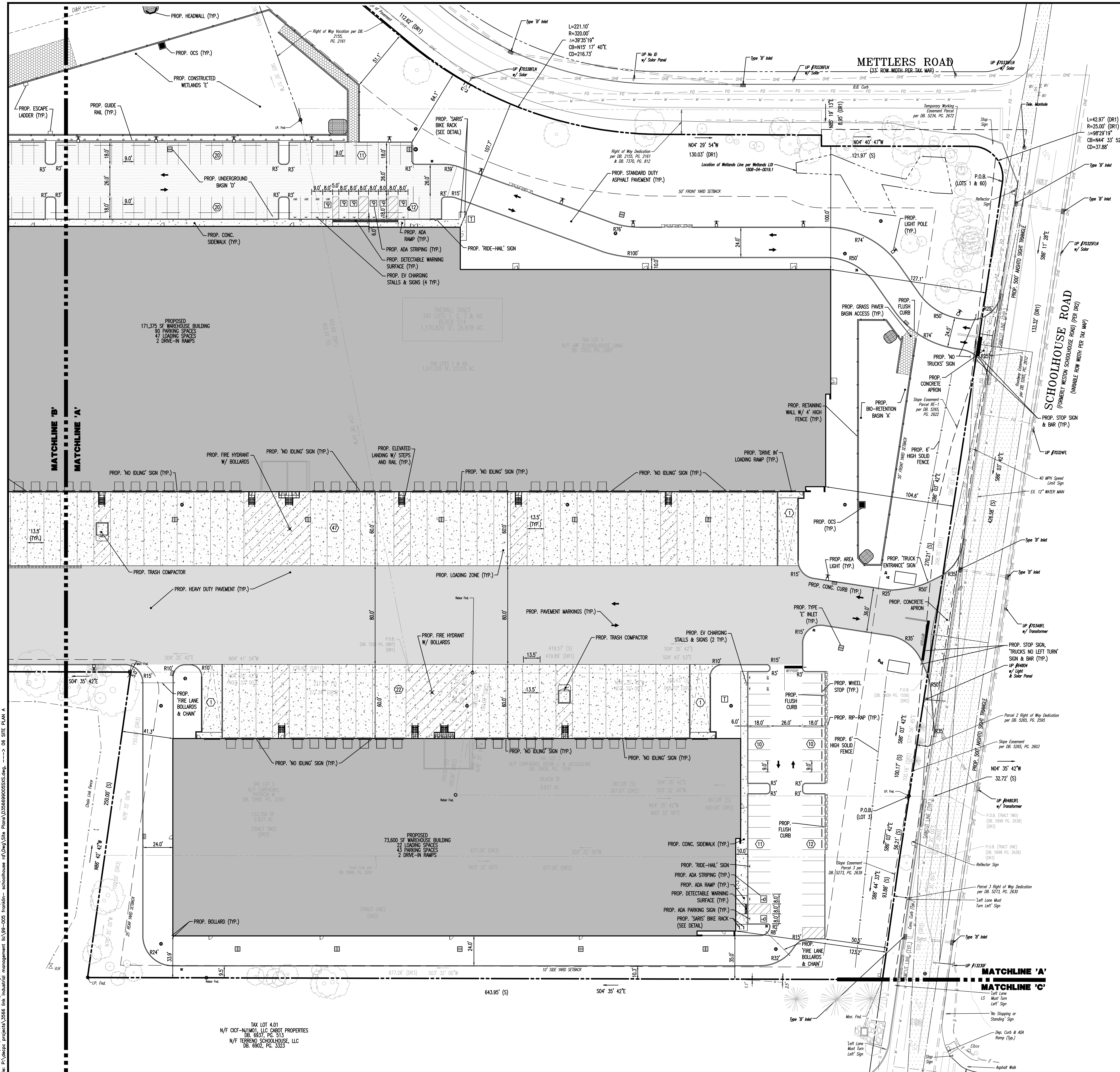
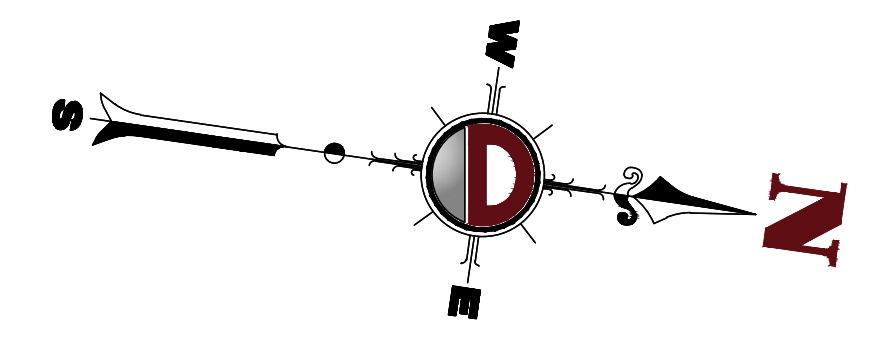
PROFESSIONAL ENGINEER      PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52908      NEW JERSEY LICENSE No. 52985

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Project: 12/01/22 - 1:09 PM, By: jsheng, Product: Mettlers Road, 24 ft. (LMS Tech)  
 User: jsheng, Project: 12/01/22 - 1:09 PM, By: jsheng, Product: Mettlers Road, 24 ft. (LMS Tech)  
 User: jsheng, Project: 12/01/22 - 1:09 PM, By: jsheng, Product: Mettlers Road, 24 ft. (LMS Tech)  
 User: jsheng, Project: 12/01/22 - 1:09 PM, By: jsheng, Product: Mettlers Road, 24 ft. (LMS Tech)

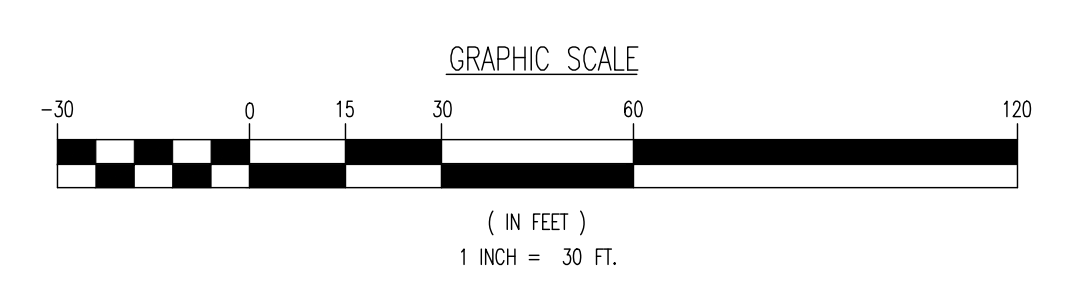




**PAVEMENT LEGEND**

	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED PERVIOUS PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED GRASS PAVERS

SEE SHEET 05 OF 35 FOR GENERAL NOTES



Printed: 12/01/22 - 1:10 PM, By: sheng... Product: Mettlers Road, Schoolhouse Road, Block 514, Lots 1, 2, 3 & 60, Site Plan A

TAX LOT 4.01  
N/F C/OF-NUMMOI, LLC CAROT PROPERTIES  
DB. 6857, PG. 513  
N/F TERRENO SCHOOLHOUSE, LLC  
DB. 6902, PG. 3323

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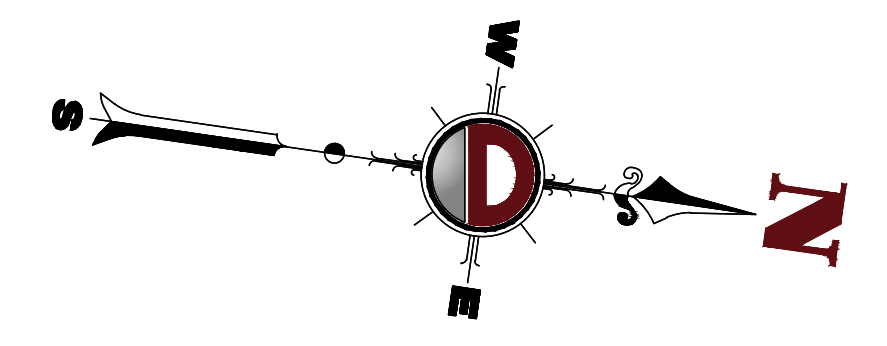
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PROPOSED WAREHOUSES  
BLOCK 514, LOTS 1, 2, 3, & 60  
96-104 SCHOOLHOUSE ROAD  
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

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

KYLE J. KAWNSKI  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 52985

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DATE: 04/01/2022  
SCALE: (H) 1"=30'  
(V) 1"=30'  
SHEET NO: **6**  
OF 35  
Rev. # 4



**METTLERS ROAD**  
(35' ROW WIDTH PER TAX MAP)

OVERALL TRACT  
TAX LOTS 1, 2, 3 & 60  
BLOCK 514  
1,170,767 SF, 26.877 AC.

PROP. WOODEN POST & RAIL FENCE WITH  
"WETLAND TRANSITION AREA, NO DEVELOPMENT,  
DISTURBANCE, OR MAINTENANCE" SIGNAGE.

PROP. SUBDIVISION LINE  
(SEE MINOR SUBDIVISION  
PLAN PREPARED BY DYNAMIC SURVEY)

TAX LOTS 1 & 60  
1,011,225 SF, 23.215 AC.

PROP. WOODEN POST & RAIL FENCE  
WITH "WETLAND TRANSITION AREA, NO  
DEVELOPMENT, DISTURBANCE, OR  
MAINTENANCE" SIGNAGE.

TAX LOT 60  
N/F SCHOOLHOUSE DEVELOPERS, LLC  
DB. 6302, PG. 1900

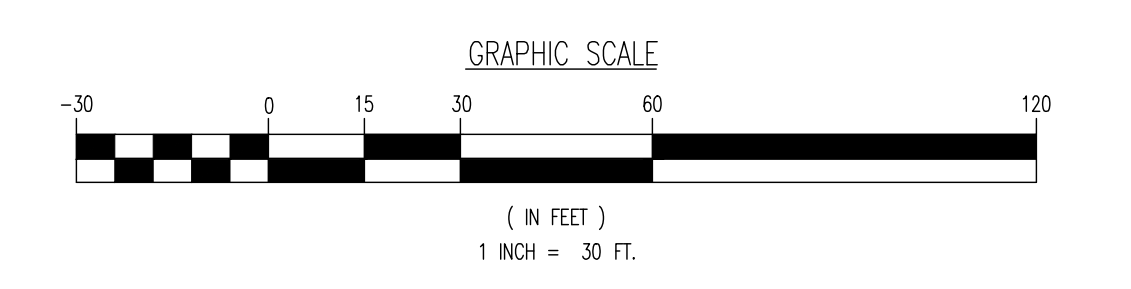
TAX LOT 56  
N/F FRANKLIN ASSOC. II  
C/O EASTMAN CONST  
DB. 1621, PG. 803

Product: 12/01/22 - 1:10 PM, By: jshing, Project: 3566-99-005, Title: 07 SITE PLAN B, Path: P:\Projects\3566-99-005\07\_Site\_Plan\_B.dwg, Plot: 07 SITE PLAN B

TAX LOT 4.01  
N/F CIOF-N/1/01, LLC CABOT PROPERTIES  
DB. 6937, PG. 513  
N/F TERROING SCHOOLHOUSE, LLC  
DB. 6902, PG. 3323

PAVEMENT LEGEND	
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED PERVIOUS PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED GRASS PAVERS

**SEE SHEET 05 OF 35 FOR GENERAL NOTES**



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**SITE PLAN B**

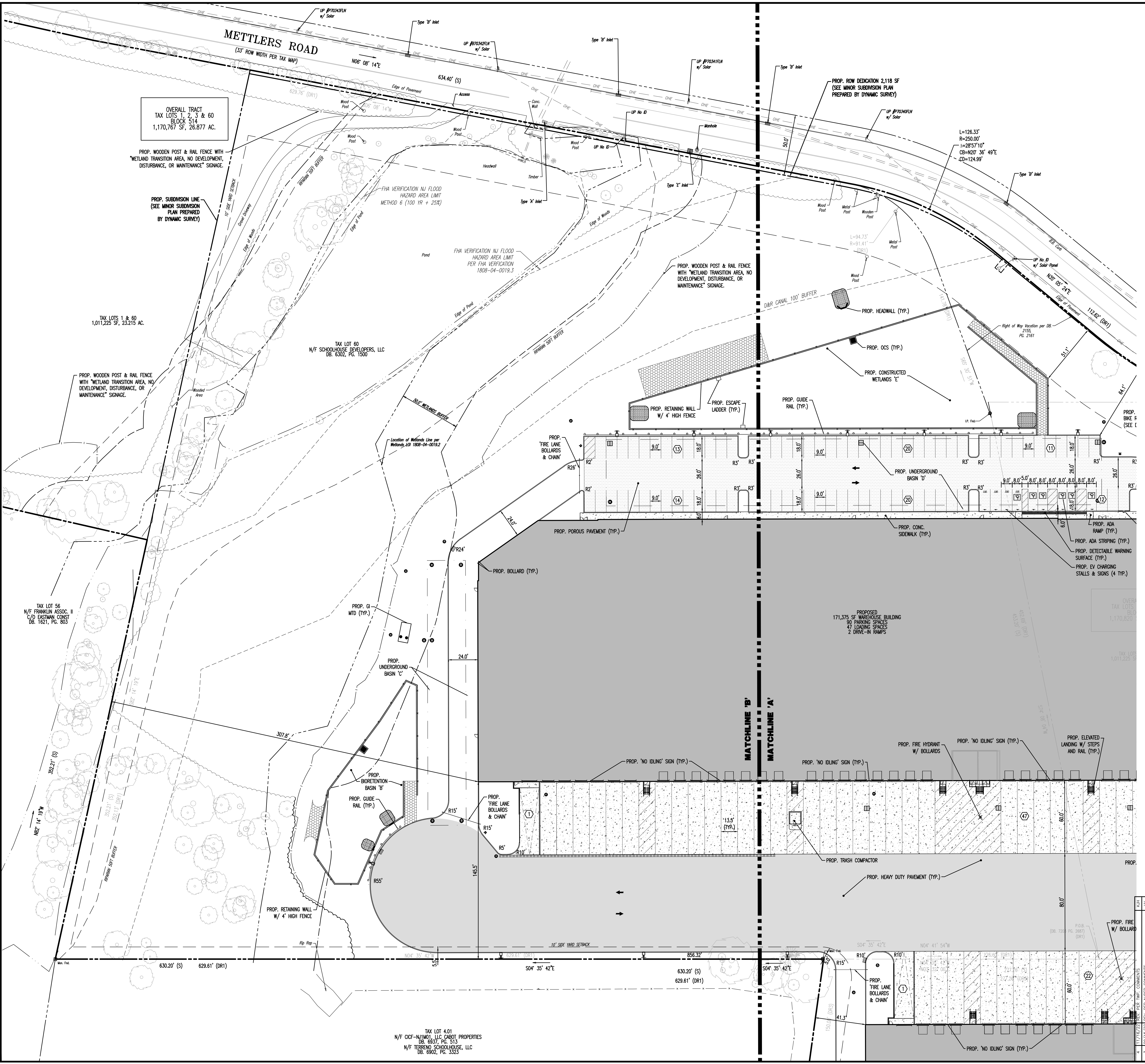
PROJECT: **B9 SCHOOLHOUSE OWNER LLC**  
PROPOSED WAREHOUSES  
BLOCK 514, LOTS 1, 2, 3, & 60  
96-104 SCHOOLHOUSE ROAD  
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

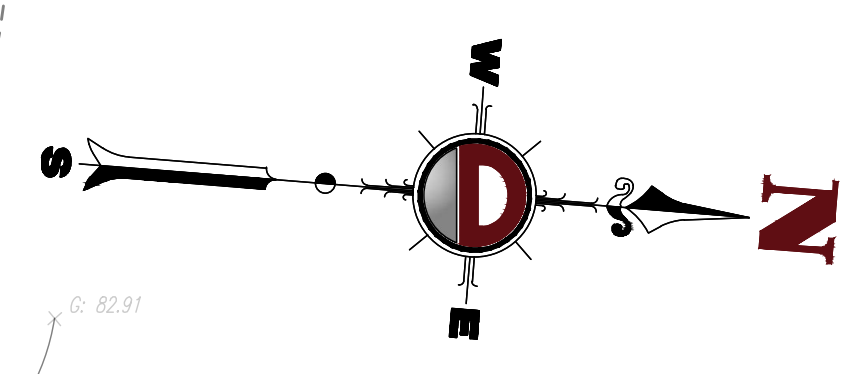
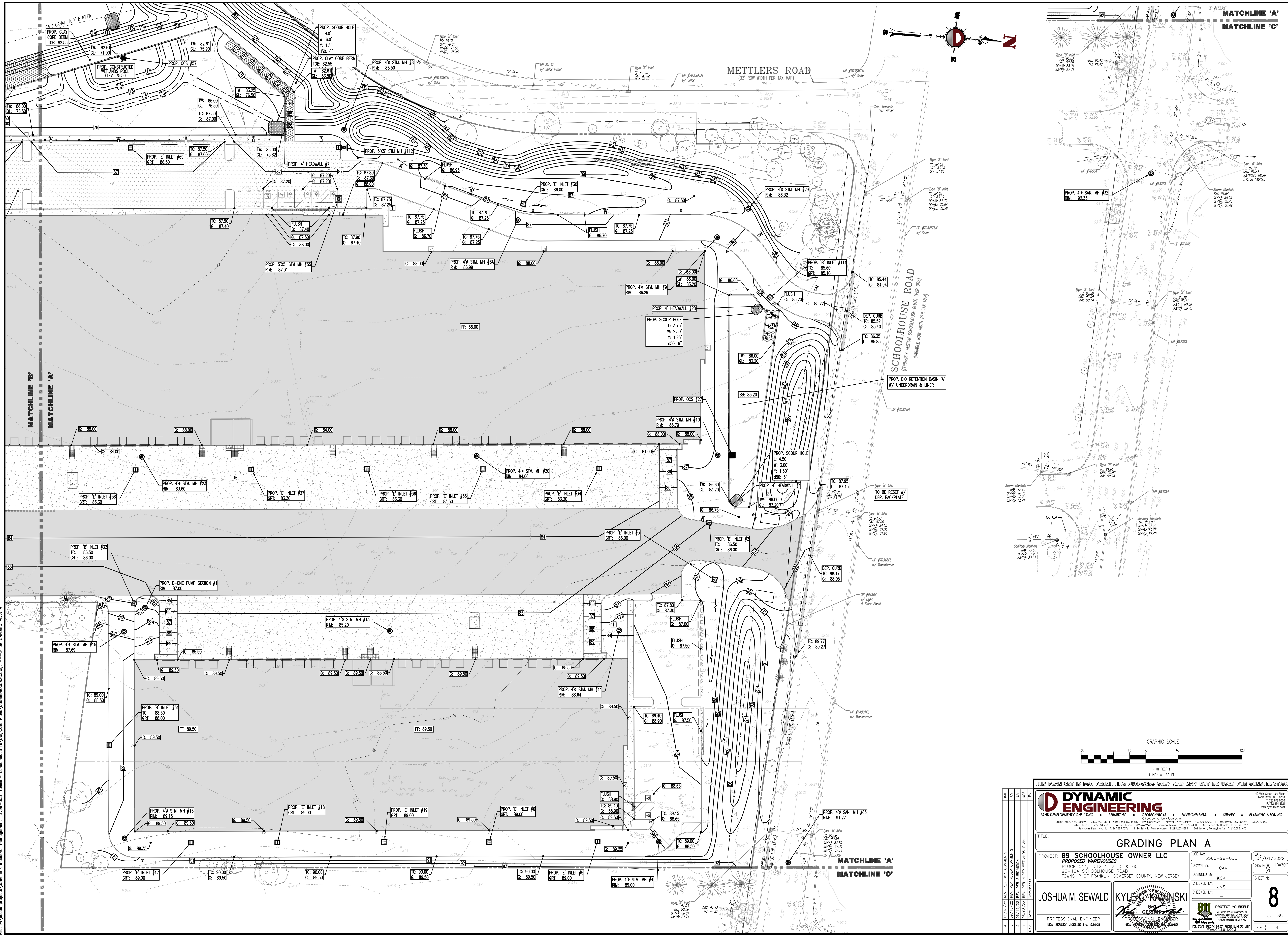
JOB No: 3566-99-005    DATE: 04/01/2022  
DRAWN BY: CAM    SCALE: (H) 1"=30'  
DESIGNED BY: KCK    (V)  
CHECKED BY: JMS    SHEET No:  
BY:    DATE:    COMMENTS:    7  
REV:    DATE:    COMMENTS:    OF 35

**JOSHUA M. SEWALD**    **KYLE J. KAWINSKI**  
PROFESSIONAL ENGINEER    PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52908    NEW JERSEY LICENSE No. 2985

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FOR SALE OF THIS SHEET, PLEASE CONTACT: 732.876.0000  
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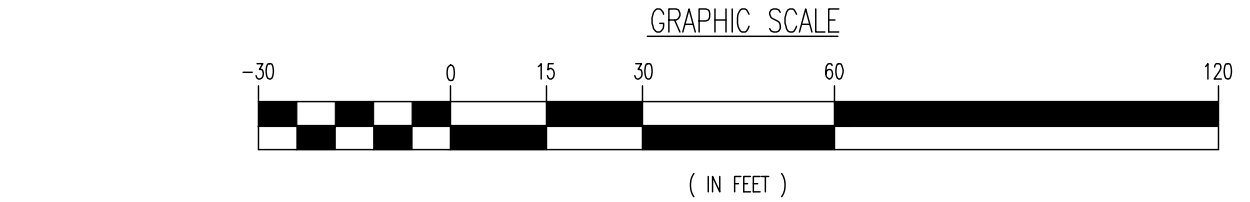




MATCHLINE 'A'  
MATCHLINE 'C'

METTLERS ROAD  
(33' ROW WIDTH PER TAX MAP)

SCHOOLHOUSE ROAD  
(FORMERLY WESTON SCHOOLHOUSE ROAD) (PER DEC)  
(MARBLE ROW WIDTH PER TAX MAP)



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F: 732.978.9521  
www.dynamiceng.com

TITLE: **GRADING PLAN A**

PROJECT: **B9 SCHOOLHOUSE OWNER LLC**  
PROPOSED WAREHOUSES  
BLOCK 514, LOTS 1, 2, 3, & 60  
96-104 SCHOOLHOUSE ROAD  
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

JOB No: 3566-99-005 DATE: 04/01/2022  
DRAWN BY: CAM SCALE (H) 1"=30'  
DESIGNED BY: KCK (V)  
CHECKED BY: JMS SHEET No:  
DATE: 04/01/2022

**JOSHUA M. SEWALD** PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52908

**KYLE R. KAWNSKI** PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 2985

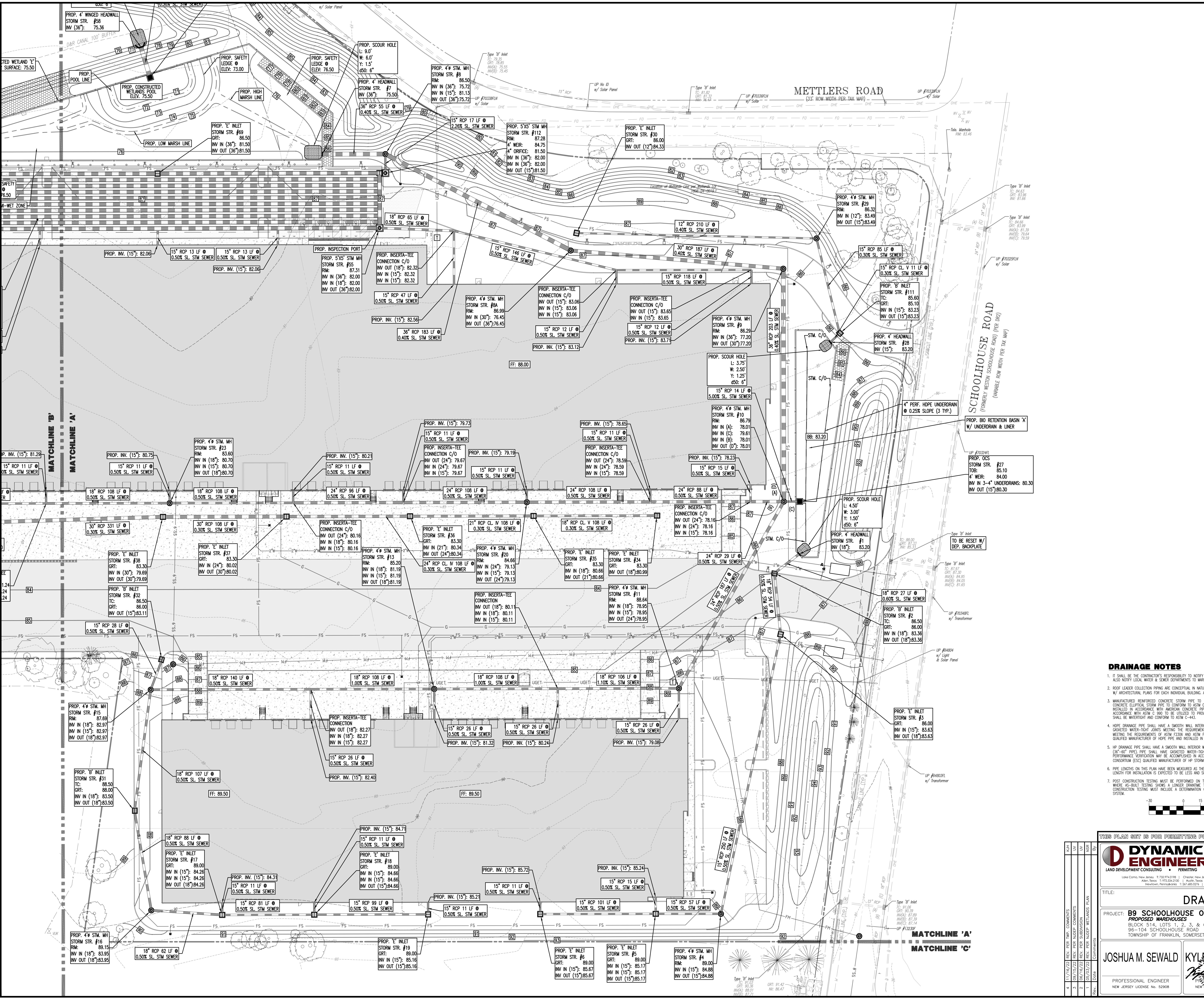
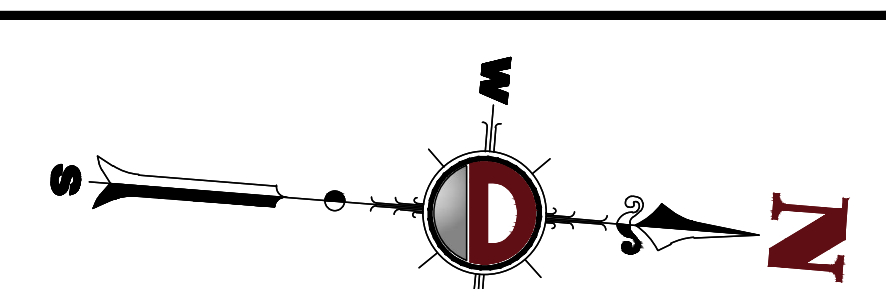
**PROTECT YOURSELF**  
IF YOU RECEIVE CONTRACTS FROM ANY OTHER SOURCE, PLEASE CONTACT THE STATE OF NEW JERSEY AT 1-800-955-5273 FOR MORE INFORMATION.

8 OF 35  
Rev. # 4

Plotted: 12/01/22 - 1:12 PM, By: jsheng, Product: Vrs 24.1h (LMS Tech)  
 P:\Projects\2022\B9 Schoolhouse\B9\_Schoolhouse.dwg, 08. GRADING PLAN A







GRADING/UTILITY GRAPHIC LEGEND	
	PROPERTY LINE (PARCEL IN QUESTION)
	EXIST. CABLE LINE
	EXIST. STORM SEWER LINE
	EXIST. ELECTRIC LINE
	EXIST. FIBER OPTIC LINE
	EXIST. GAS LINE
	EXIST. OVERHEAD WIRES
	EXIST. TELEPHONE LINE
	EXIST. WATER LINE
	EXIST. SANITARY SEWER LINE
	EXIST. STORM DRAIN LINE
	EXIST. MAJOR CONTOUR & ELEVATION
	PROP. FINISH GRADE CONTOUR & ELEVATION
	EXIST. SPOT ELEVATIONS
<td>EXIST. TOP OF CURVE ELEV.</td>	EXIST. TOP OF CURVE ELEV.
<td>EXIST. GARAGE FLOOR ELEV.</td>	EXIST. GARAGE FLOOR ELEV.
<td>PROP. TOP OF CURB &amp; FINISHED GRADE ELEV.</td>	PROP. TOP OF CURB & FINISHED GRADE ELEV.
<td>PROP. FINISHED FLOOR ELEV.</td>	PROP. FINISHED FLOOR ELEV.
	PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
	PROP. TOP OF EXTENDED CURB (H) FINISHED (G) @ HIGH SIDE OF EXTENDED CURB & (S) FINISHED (G) @ LOW SIDE OF EXTENDED CURB
	EXIST. GUY WIRE
	EXIST. LIGHT POLE
	EXIST. BUILDING LIGHT
	EXIST. CORNER LIGHT POLE
	EXIST. TRAFFIC SIGNAL POLE
	EXIST. MANHOLE
	EXIST. 'A' INLET
	EXIST. 'B' INLET
	EXIST. 'C' INLET
	EXIST. 'D' INLET
	EXIST. 'E' INLET
	EXIST. 'F' INLET
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