

PRELIMINARY AND FINAL SITE PLAN

FOR

AMERICAN OUTDOOR ADVERTISING, LLC PROPOSED BILLBOARD

BLOCK 500.01, LOT 1; TAX MAP SHEET 89.01 - LATEST REV. DATED NOV. 2007
347 ELIZABETH AVENUE (CR 621)
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

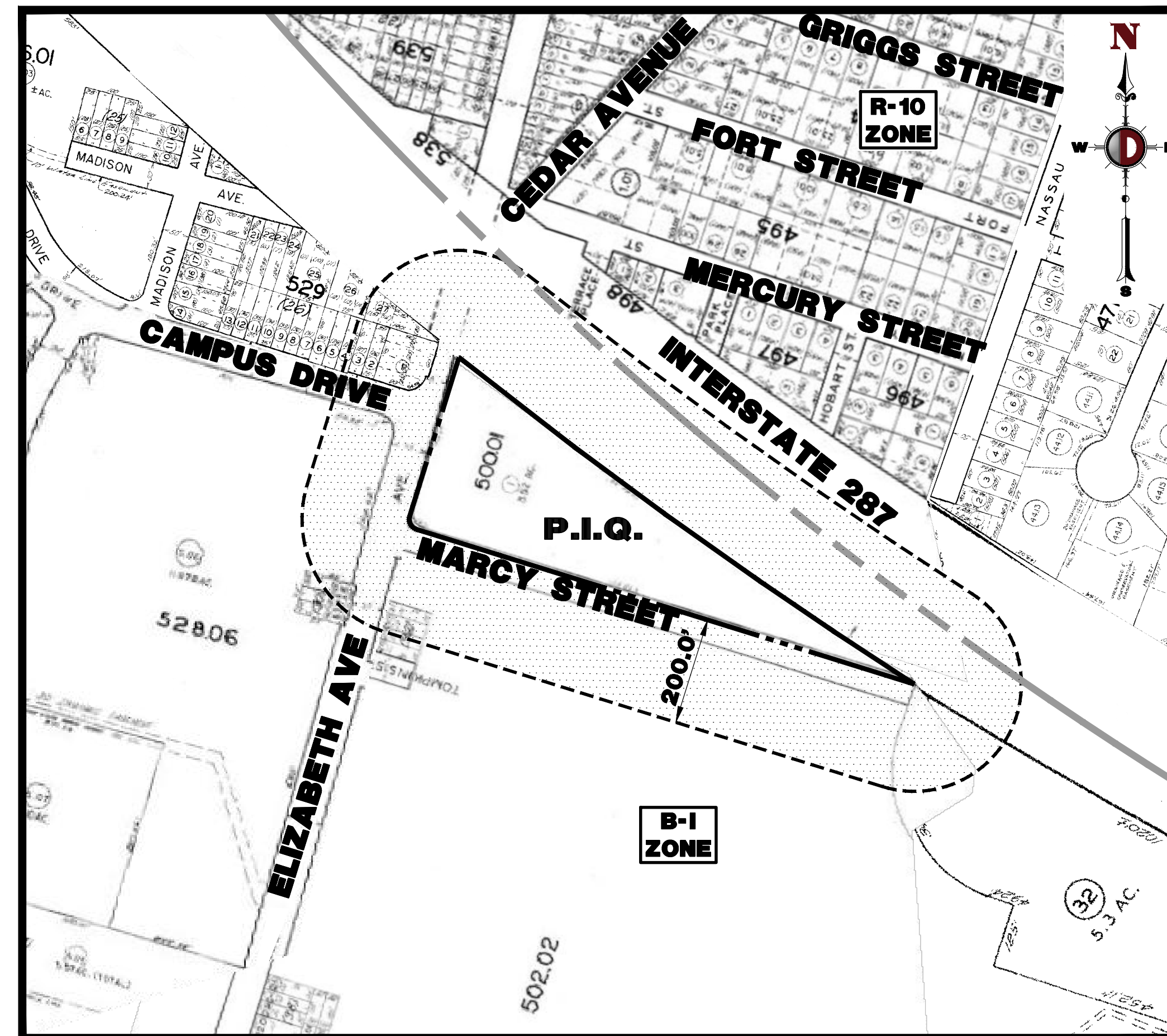
PROPERTY OWNER	BLOCK	LOT
TAKARA COMPANY, NEW JERSEY, INC. ONE BELMONT TPK SOMERSET NJ 08873	529	1, 2, 3, 27
CONVERGE CONSTRUCTION, LLC 9 STEPHENVILLE PARKWAY EDISON NJ 08817	528.06	6, 7, 8
FRANKLIN TOWNSHIP BRD OF EDUCATION 763 HAMILTON ST SOMERSET NJ 08873	502.02	14.03, 29, 30, 31
E&J EQUITIES, LLC 187 DANBURY AVE SOMERSET NJ 08873	502.02	12.03

ALSO TO BE NOTIFIED

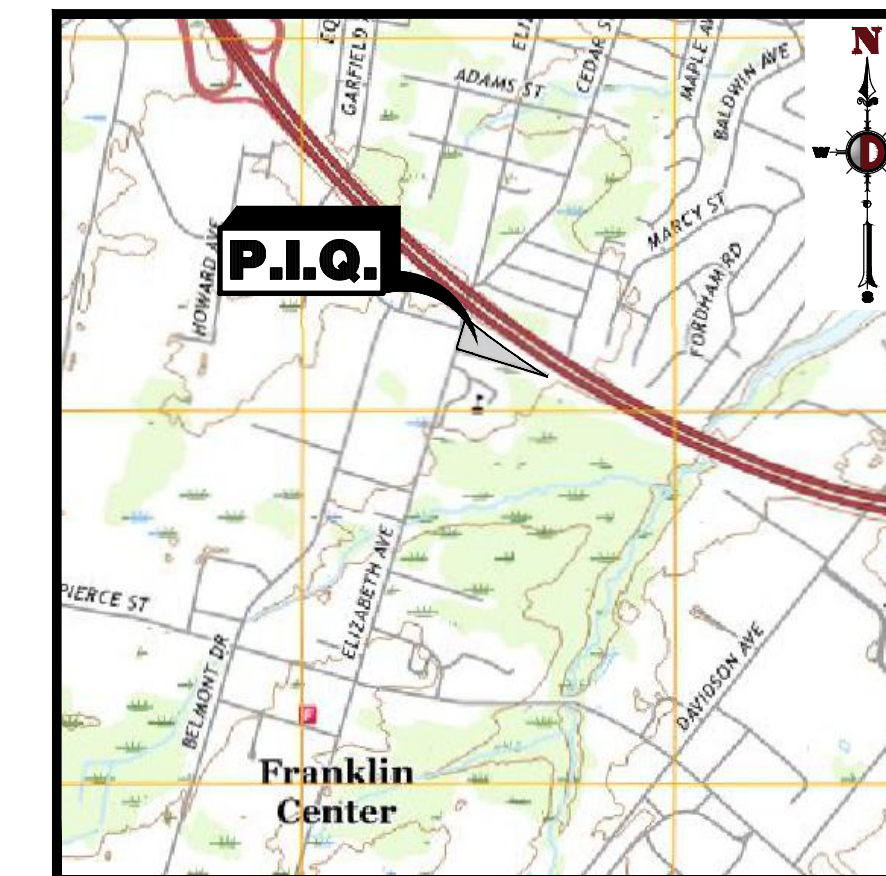
RIGHT-OF-WAY DEPARTMENT
BUCKETEER PIPE LINE COMPANY
PO BOX 308
EMMAUS, PA 18049-0368

BUSINESS MANAGER
COMCAST CABLE
279 ANNEL ROAD
HILLSBOROUGH, NJ 08844

SUNOCO PIPELINE LP
RIGHT OF WAY DEPT
MONTELEONE COMPLEX
529 FRITZTOWN ROAD
SINKING SPRING PA 19608



AREA MAP
1" = 200'



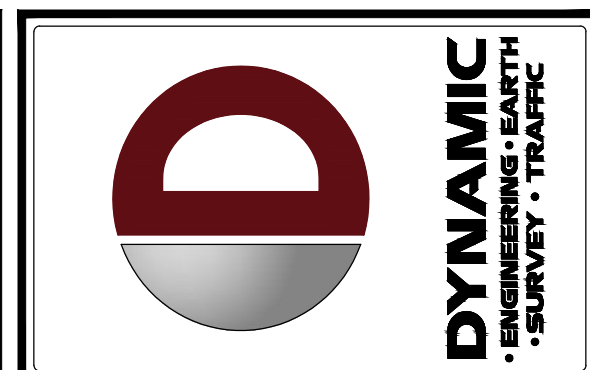
KEY MAP
1" = 1000'

DRAWING INDEX	
COVER SHEET	1 of 4
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CONSTRUCTION DETAILS	4 of 4

ZONING BOARD OF ADJUSTMENT APPROVAL	
APPROVED AT THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF FRANKLIN, NEW JERSEY	
CHAIRPERSON	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

SOMERSET COUNTY BOARD APPROVAL	
APPROVED AT THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF FRANKLIN, NEW JERSEY	
CHAIRPERSON	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
50 PARK PLACE - MEZZANINE LEVEL
NEWARK, NJ 07102
WWW.DYNAMICCEC.COM



REV.	DATE	COMMENTS
1	12/20/22	REVISED PER TOWNSHIP COMMENTS
2	01/18/23	REVISED PER UPDATED SURVEY

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

OWNER: JC
DESIGNED BY: JC
CHECKED BY: TFD

PROJECT: AMERICAN OUTDOOR ADVERTISING, LLC
PROPOSED BILLBOARD
BLOCK 500.01, LOT 1
347 ELIZABETH AVENUE (CR 621)
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

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Del Rio, Texas • 1: 354.444.2222
Del Rio, Texas • 1: 361.901.8000

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TIAGO F. DUARTE
Signature
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52588

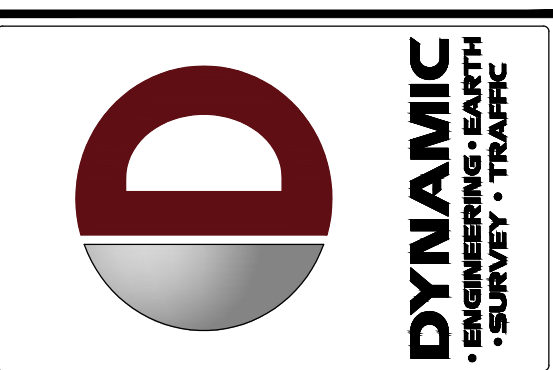
BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41985

TITLE:
COVER SHEET

SCALE: (H) AS SHOWN
DATE: 07/01/22
PROJECT No: 3686-99-002

SHEET No: **1** OF 4
Rev. #: 2

Plotted: 01/20/23 - 2:31 PM, By: jadaimeida
 File: P:\DCEPC PROJECTS\4886 American Outdoor Advertising LLC\99-002 Franklin\Draw\Site Plans\036899002SU04.dwg, ---> 02_AERIAL_MAP



REV.	DATE	COMMENTS
1	01/18/23	REVISED PER UPDATED SURVEY
2	01/20/23	REVISED PER TOWNSHIP COMMENTS

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 BLOCK 500.01, LOT 1
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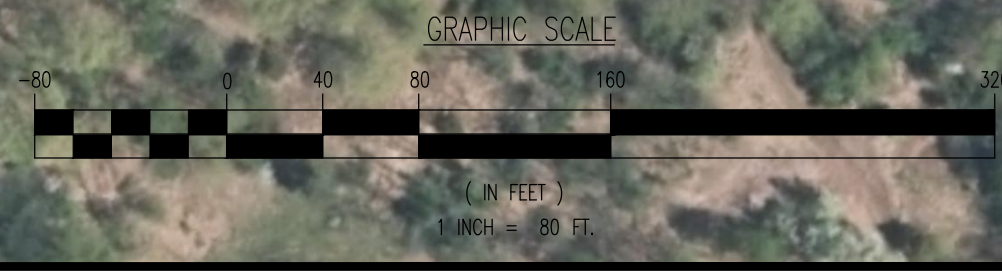
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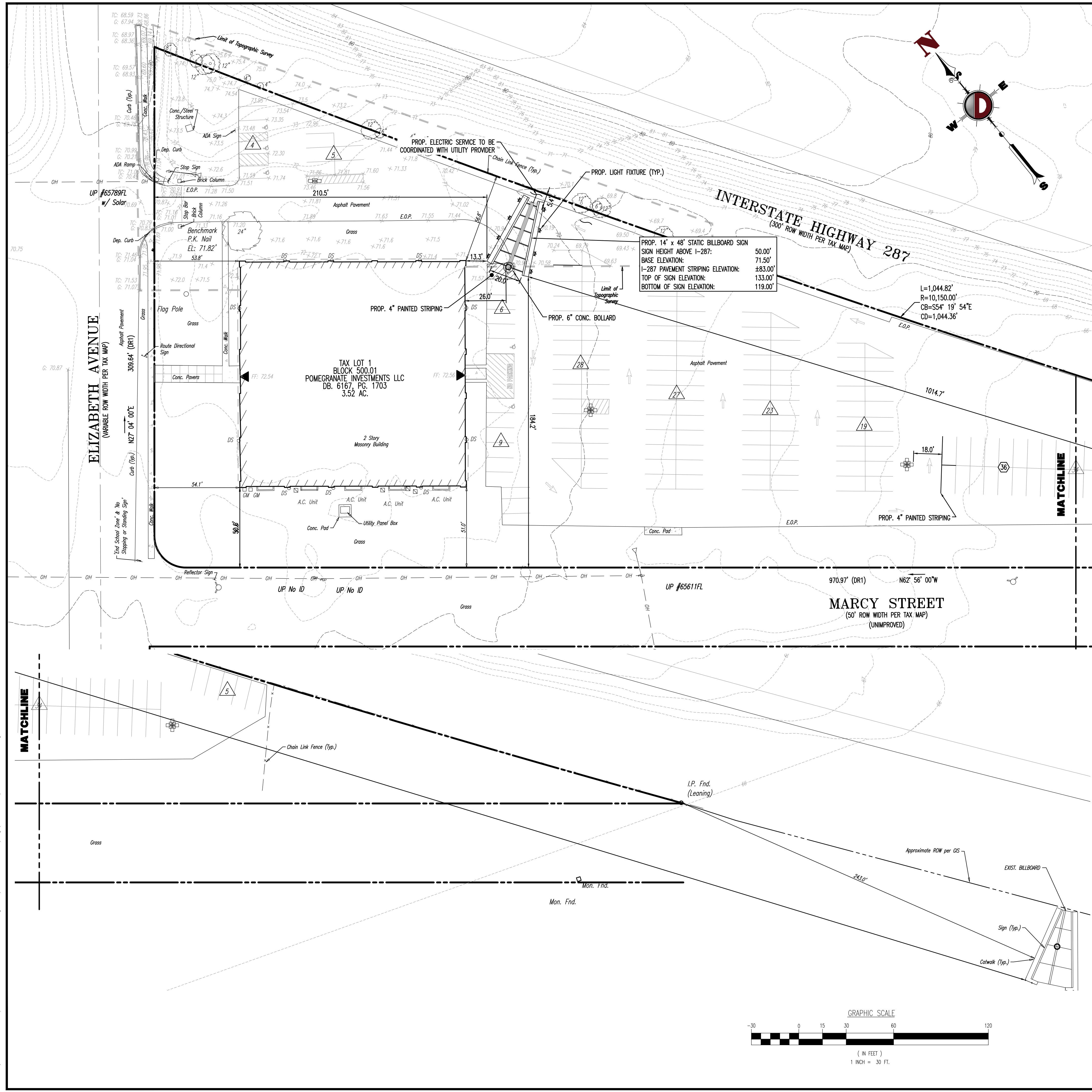
BRETT W. SKAPINETZ
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 41985

TITLE:
AERIAL MAP

SCALE: (H) 1" = 80'
 (V) DATE: 07/01/22
 PROJECT No: 3686-99-002

SHEET No: **2** OF 4
 Rev. #: 2





GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
BOUNDARY AND PARTIAL LOCATION & TOPOGRAPHY SURVEY
DYNAMIC SURVEY, LLC
1904 MAIN STREET
LAKE COMO, NJ, 07719
SURVEYOR FILE NO: 0302-99-069
- APPLICANT: AMERICAN OUTDOOR ADVERTISING, LLC
237 84TH STREET
STONE HARBOR, NJ 08247
- OWNER: POMEGRANATE INVESTMENTS LLC
6 CURRY FARM COURT
SCOTCH PLAINS, NJ 07076-2554
- PARCEL DATA: BLOCK 500.01, LOT 1
347 ELIZABETH AVENUE (CR 621)
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NJ
- ZONE: ZONE B-1 (BUSINESS AND INDUSTRY DISTRICT)
- USE: BILLBOARD (CONDITIONAL USE) (§ 112-53.1) (V)
- SCHEDULE OF ZONING REQUIREMENTS (§ 112-10)

MINIMUM LOT AREA	ZONE - B-1	EXISTING	PROPOSED
87,120 SF (2 Ac)	153,331 (3.52 Ac)	153,331 SF (3.52 Ac)	
MINIMUM LOT WIDTH	N/S	N/S	N/S
MINIMUM LOT FRONTAGE	150 FT	1,550 FT	1,550 FT
MINIMUM LOT DEPTH	N/S	N/S	N/S
MINIMUM FRONT YARD SETBACK			
- ELIZABETH AVENUE	50 FT	53.8 FT	210.5 FT
- MARCY STREET	50 FT	56.8 FT	184.2 FT
- INTERSTATE HIGHWAY 287	50 FT	56.8 FT	5.4 FT
MINIMUM REAR YARD DEPTH	25 FT	N/A	N/A
MINIMUM SIDE YARD DEPTH	10 FT	N/A	N/A
MAXIMUM BUILDING HEIGHT	5 STORY OR 65 FT	2 STORY / <65 FT	50' BILLBOARD
MAXIMUM LOT COVERAGE (BY BUILDING & CANOPIES)	50 %	13.43%	NO CHANGE
MAXIMUM INFERIOUS SPACE	60 %	66% (C)	NO CHANGE
MAXIMUM FLOOR AREA RATIO (FAR)	0.50	0.27	NO CHANGE

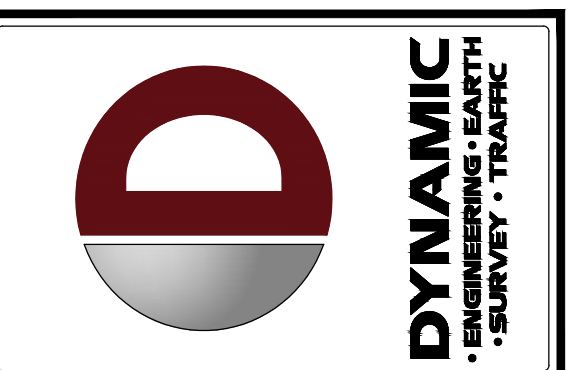
- CONDITIONAL USE REQUIREMENTS (§112-53.1)
 - LOCATION
 - BILLBOARDS SHALL BE LOCATED IN THE B-1 DISTRICT. (COMPLIES)
 - BILLBOARDS SHALL ONLY BE LOCATED ON A LOT FRONTING ON AN INTERSTATE HIGHWAY (I.E., I-287) AND SHALL BE LOCATED, POSITIVELY AND DESIGNED SO THAT THE ADVERTISING SURFACE IS VISIBLE ONLY FROM THE INTERSTATE HIGHWAY AND NOT LOCAL ROADWAYS OR RESIDENTIAL USES TO THE GREATEST DEGREE POSSIBLE, AND NO PORTION OF A BILLBOARD SHALL BE MORE THAN 200 FEET FROM THE PROPERTY LINE ADJOINING THE INTERSTATE HIGHWAY. (COMPLIES)
 - NO PORTION OF A BILLBOARD SHALL BE WITHIN 200 FEET OF A RESIDENTIAL USE OR A PORTION OF AN IMPROVED COUNTY OR LOCAL ROAD. 210.5' PROPOSED (COMPLIES)
 - ONLY ONE BILLBOARD SHALL BE PERMITTED ON ANY ONE LOT. (COMPLIES)
 - NO PORTION OF A BILLBOARD SHALL BE WITHIN 1,000 FEET OF ANY PORTION OF ANOTHER BILLBOARD OR THE APPLICABLE SPACING REQUIREMENTS OF THE NEW JERSEY STATE DEPARTMENT OF TRANSPORTATION, WHOEVER IS GREATER, 1,014.7' PROPOSED (COMPLIES)
 - NO PORTION OF A BILLBOARD SHALL BE LOCATED WITHIN 300 FEET OF A LOT CONTAINING A RESIDENTIAL USE. 355.4' PROPOSED (COMPLIES)
 - BULK REQUIREMENTS
 - BILLBOARDS ARE A PRINCIPAL STRUCTURE SUBJECT TO THE B-1 DISTRICT BULK REQUIREMENTS AND SIZE AND DESIGN REQUIREMENTS EXCEPT AS PROVIDED IN SUBSECTIONS B AND C. (COMPLIES)
 - BILLBOARDS MAY BE PLACED ZERO FEET FROM THE PROPERTY LINE ADJOINING THE INTERSTATE HIGHWAY; HOWEVER, NO PORTION OF THE BILLBOARD SHALL EXTEND BEYOND SUCH PROPERTY LINE. NO PORTION OF A BILLBOARD SHALL BE LESS THAN 50 FEET FROM ANY OTHER PROPERTY LINE. 5.4' TO I-287, 184.2' TO MARCY ST., 210.5' TO ELIZABETH AVE. PROPOSED (COMPLIES)
 - A BILLBOARD SHALL CONTAIN NO MORE THAN TWO BILLBOARD DISPLAY AREAS. A TRIANGULAR (THREE-SIDED) CONFIGURATION SHALL NOT BE PERMITTED. TWO-SIDED BILLBOARDS WITH AN ANGLE OF DEFLECTION OF NO GREATER THAN 35° SHALL BE PERMITTED. (COMPLIES)
 - BILLBOARD DISPLAY AREAS MAY BE ILLUMINATED SUBJECT TO THE FOLLOWING CONDITIONS: (COMPLIES)
 - ILLUMINATING LIGHTS SHALL BE ARRANGED SO AS TO DIRECT ILLUMINATION ONLY TOWARD THE BILLBOARD DISPLAY AREA AND TO AVOID OVERFLOW AND GLARE. (COMPLIES)
 - ILLUMINATING LIGHTS SHALL BE ARRANGED SO THAT OVERFLOW AND GLARE SHALL NOT BE VISIBLE FROM ANY RESIDENTIAL PROPERTIES AT ANY TIME OF YEAR. (COMPLIES)
 - LIGHT SOURCES SHALL NOT BE INTERMITTENT, FLASHING OR BLINKING. (COMPLIES)
 - LIGHT SOURCES SHALL NOT BE PERMITTED TO BE ARRANGED SO AS TO CAUSE ANY VISUAL OBSTRUCTION TO TRAFFIC OR IMPAIR TRAFFIC CONTROL DEVICES. (COMPLIES)
 - ILLUMINATING LIGHTS SHALL ONLY BE PERMITTED TO BE ARRANGED ON THE BASE MARGIN OF ANY BILLBOARD DISPLAY AREA. (COMPLIES)
 - SIZE AND DESIGN
 - A BILLBOARD DISPLAY AREA SHALL NOT EXCEED 50 FEET IN HEIGHT ABOVE THE ELEVATION OF THE OUTSIDE STRIPE OF THE NEAREST PORTION OF THE ADJOINING HIGHWAY, NOR SHALL IT BE LESS THAN 25 FEET FROM GRADE; 50.0' ABOVE I-287 GRADE. PROPOSED (COMPLIES)
 - A BILLBOARD DISPLAY AREA SHALL NOT EXCEED 672 SQUARE FEET. (COMPLIES)
 - NO BILLBOARD OR BILLBOARD DISPLAY AREA OR PORTION THEREOF SHALL ROTATE, MOVE, PRODUCE NOISE OR SMOKE, GIVE THE ILLUSION OF MOVING OBJECTS, OR BE A SOURCE OF LIGHT POLLUTION. BILLBOARDS OR PORTIONS THEREOF HAVE ANY ELECTRONIC, DIGITAL, TRI-VISION OR OTHER ANIMATED CHARACTERISTICS RESULTING IN AN AUTOMATICALLY CHANGING DEPICTION. (COMPLIES)
 - A BILLBOARD SHALL CONTAIN NO MORE THAN TWO BILLBOARD DISPLAY AREAS. A TRIANGULAR (THREE-SIDED) CONFIGURATION SHALL NOT BE PERMITTED. TWO-SIDED BILLBOARDS WITH AN ANGLE OF DEFLECTION OF NO GREATER THAN 35° SHALL BE PERMITTED. (COMPLIES)
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 - ILLUMINATING LIGHTS SHALL ONLY BE PERMITTED TO BE ARRANGED ON THE BASE MARGIN OF ANY BILLBOARD DISPLAY AREA. (COMPLIES)

- PARKING REQUIREMENTS
 - EACH OFF-STREET PARKING SPACE SHALL MEASURE NINE (9) FEET IN WIDTH AND 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. 5:23-7) OR THE AMERICANS WITH DISABILITIES ACT, AS APPLICABLE (§ 112-41)
 - GENERAL AND PROFESSIONAL OFFICES ARE REQUIRED TO PROVIDE 1 SPACE FOR EACH 250 SQUARE FEET OF NET FLOOR AREA. (§ 112 ATTACHMENT 4-1)

HEREFORE: (40,342 SQUARE FEET OF NET FLOOR AREA) / (250 SQUARE FEET OF NET FLOOR AREA) (M² SPACE) = 163 REQUIRED

SITE PARKING TABLE	
EXISTING # OF PARKING	PROPOSED # OF PARKING
180 PARKING STALLS (E)	161 PARKING STALLS (V)

- THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR PAVEMENT SHALL BEGAIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXCAVATED UNDESIRABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C. ITS SUBCONSULTANTS AS ADDITIONAL ADDRESSEES AND TO PROVIDE CONTRACTORS WITH NECESSARY PLAN CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND GENERAL CONTRACTORS AT THE CONSTRUCTION SITE SHALL RELIEVE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/DYNAMIC ENGINEERING CONSULTANTS, P.C. FOR ANY RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL, HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR'S SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSESSMENT OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR/DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
- THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THESE SUBCONTRACTORS AND CONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL SUCH AGREEMENTS.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREIN, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
- CONTRACTOR TO BE ADVISED THAT THE ENGINEER HAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED DRIVEWAY AND ACCESSIBLE ROUTE MUST COMPLY WITH NAD 5221-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.
- ADDITIONAL TOPOGRAPHIC DETAIL OBTAINED FROM NOAA LIDAR.



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2	07/18/23	REVISED PER UPDATED SURVEY

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TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

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SITE PLAN

SCALE: (H) 1" = 30'
(V) 1" = 30'

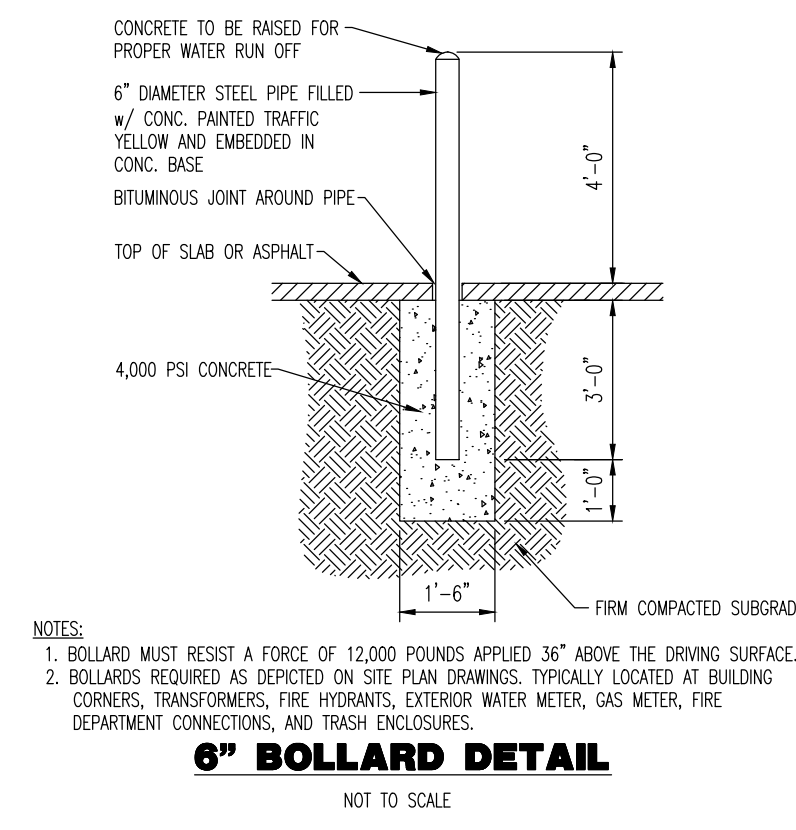
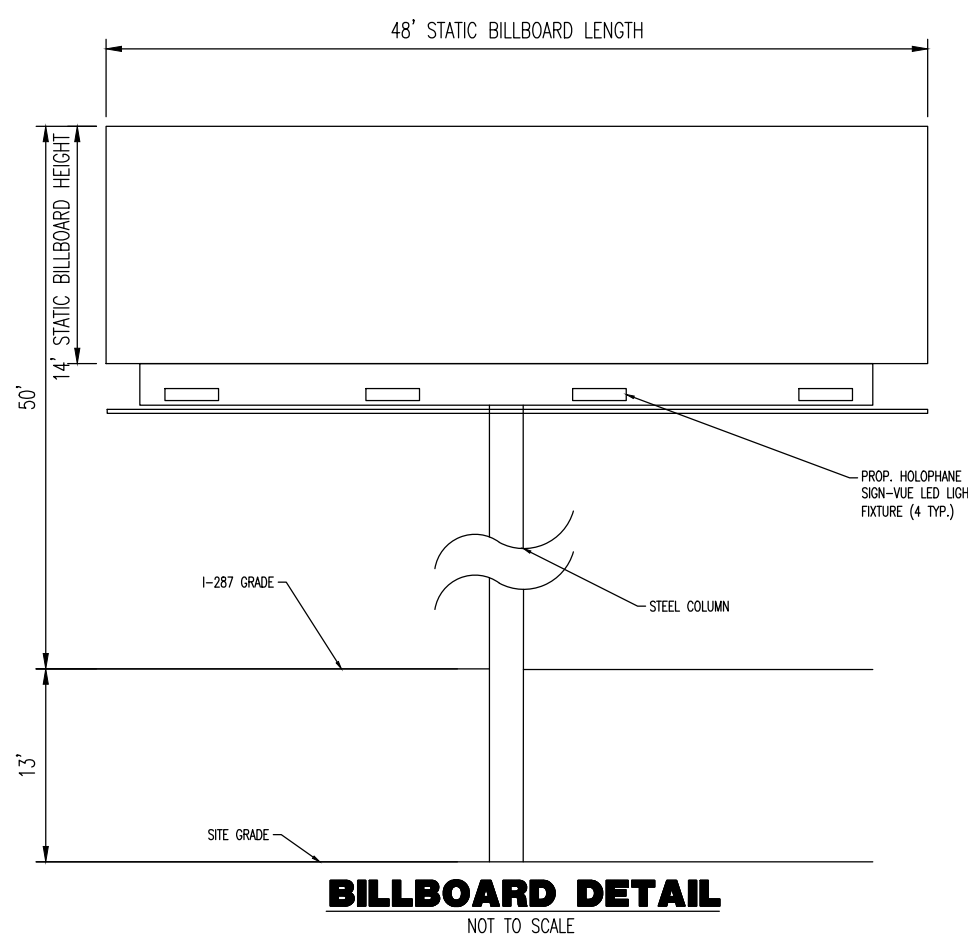
DATE: 07/01/22

PROJECT NO: 3686-99-002

SHEET NO: 3

REV. #:

Plotted: 07/20/23 - 2:31 PM, By: jcajalemeida
File: P:\CEEC PROJECTS\1886 American Outdoor Advertising LLC\99-002 Franklin\Wp\Site Plans\0368699002\25.dwg, ---> 03 SITE PLAN



Sign-Vue® LED II

The Sign-Vue LED II is the next generation product designed to meet the needs of the media sign lighting market. Built on breakthrough LEDs and dedicated optics for specific poster and bulletin applications, the Sign-Vue LED II provides exceptional uniform illumination while saving energy and reducing maintenance costs. Built on the design philosophy "MORE LIGHT WHERE YOU NEED IT—ON THE BOARD, watt for watt, the Sign-Vue LED II delivers twice as much light on the board as our leading LED competitors."



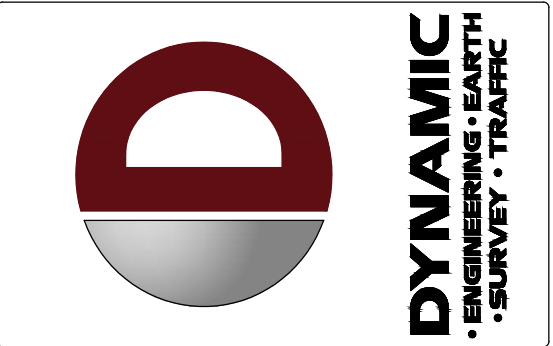
Key Benefits

- 78% more energy efficient than comparable HID luminaires:**
 - + 12,000 through 16,000 lumens – replaces 175W through 400W HID sign lighting products
- Dedicated optics for poster panel and bulletin applications:**
 - + Panel-Vue® optics for poster applications
 - + Sign-Vue® optics for bulletin and super bulletin applications
 - + AdVue® optics for bulletin and super bulletin applications where two luminaires are required
 - + Most light on the board equals "most efficient" in the industry
 - + Illuminates entire board apron, copy and extensions
- Leading edge optics and "white light" improve visibility on signage:**
 - + 5000K CCT, 70 CRI minimum
 - + Exceptional uniformity
 - + Uniform apron lighting promotes "brand" of operator
 - + Uplight and spill light minimized to be environmentally friendly
- Improved fixture efficacy reduces energy usage vs competitive LED luminaires:**
 - + Efficacy improvements up to 130 LPW
 - + Lowest total cost of ownership in the media industry
 - + Maximized energy savings over HID results in faster payback
- Longevity and low maintenance make it the ultimate sustainable solution for renovation and new construction media sign lighting projects:**
 - + L70 & driver life > 100,000 hours
 - + Robust IP66 rated prismatic borosilicate optics increase durability and reduce dirt depreciation
 - + ANSI C136 10kV/5kA surge protection
 - + 5,000 hour rated salt spray finish
- Sleek attractive dayform with weight less than 1/2 of comparable HID sign lighting luminaires ensures no issues when retrofitting to existing structure:**
 - + Weight < 25 lbs.
 - + Luminaire mounts to existing 1.25 inch round or 1.5 inch square tube
 - + Low profile ensures luminaire not visible in sign messaging
- Optional controls for design flexibility and energy savings:**
 - + AQ field-adjustable module provides design flexibility
 - + Provides choice of lumen and wattage for both rural and urban applications with one luminaire

Smart Solutions that Simply Work



LIGHT FIXTURE DETAIL NOT TO SCALE



REV.	DATE	COMMENTS
1	12/20/22	REVISED PER TOWNSHIP COMMENTS
2	01/18/23	REVISED PER UPDATED SURVEY

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

PROJECT: AMERICAN OUTDOOR ADVERTISING, LLC
 PROPOSED BILLBOARD
 BLOCK 500.01, LOT 1
 347 ELIZABETH AVENUE (CR 621)
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

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TITLE: CONSTRUCTION DETAILS

SCALE: (H) AS SHOWN	DATE: 07/01/22
PROJECT No: 3686-99-002	

SHEET No: 4	Rev. #: 2
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