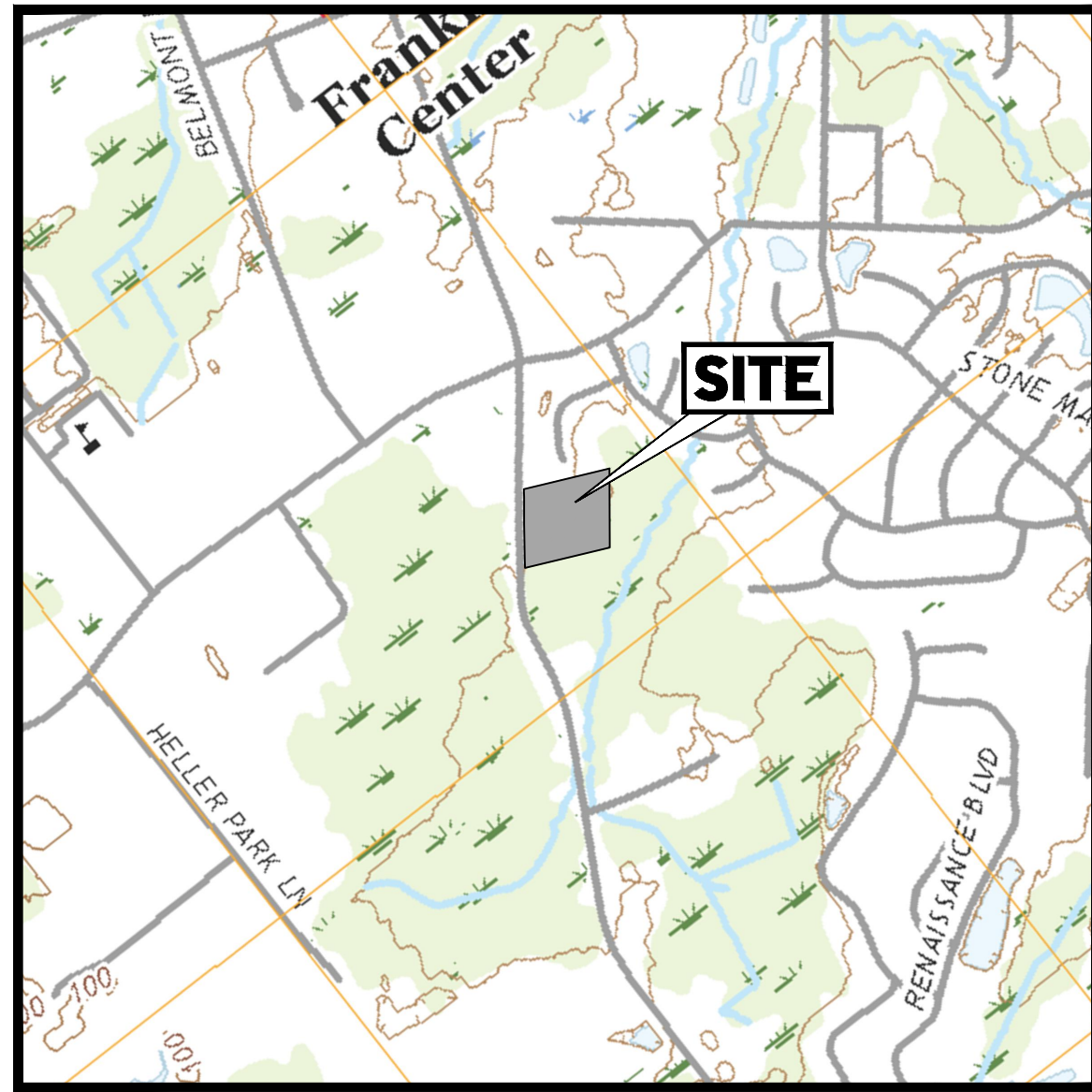


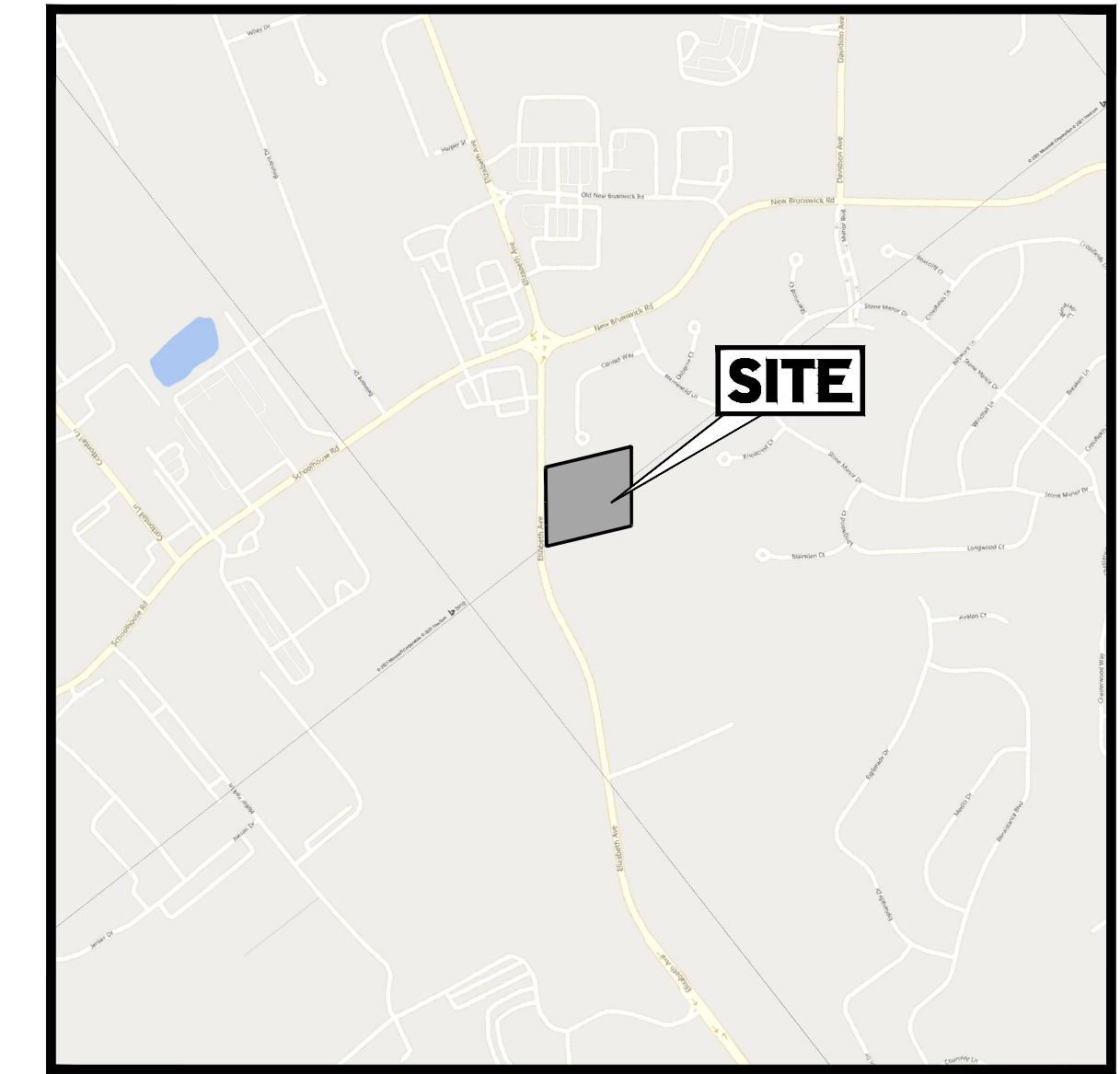
PRELIMINARY & FINAL MAJOR SITE PLAN

PROPOSED SELF STORAGE FACILITY & SITE IMPROVEMENTS

MAP: 75 | BLOCK: 507.14 | LOT 65.01
 471 ELIZABETH AVENUE
 FRANKLIN TOWNSHIP
 SOMERSET COUNTY, NEW JERSEY



USGS MAP
 SCALE: 1" = 1,000'
 SOURCE: U.S. GEOLOGICAL SURVEY (2019)



KEY MAP
 SCALE: 1" = 1,000'
 SOURCE: BING MAPS

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 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
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PROJECT No.: J200933
 DRAWN BY: CR
 CHECKED BY: KM
 DATE: 05/19/2024
 CAD ID: J200933-CDS-08

PRELIMINARY & FINAL MAJOR SITE PLAN

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 MAP: 75 | BLK: 507.14 | LOT: 65.01
 471 ELIZABETH AVENUE
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 30 INDEPENDENCE BLVD., SUITE 200
 WARREN, NJ 07059
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 Fax: (908) 724-4401
 www.BohlerEngineering.com
 NJ CERT. OF AUTHORIZATION NO. 246A28161700 & M6600022

D.F. WISOTSKY
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 42957
 CONNECTICUT LICENSE No. 22908
 NEW YORK LICENSE No. 073745

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-101

ORG. DATE - 05/19/2024

DRAWING SHEET INDEX

SHEET TITLE	NUMBER
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NOTES AND REFERENCES SHEET	C-102
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SITE LAYOUT PLAN	C-301
GRADING PLAN	C-401
DRAINAGE AND UTILITIES PLAN	C-501
SOIL EROSION & SEDIMENT CONTROL PLAN	C-601
SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	C-602
LANDSCAPE PLAN	C-701
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TREE REPLACEMENT PLAN	C-703
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DETAIL SHEET	C-904 - C-908
ALTA SURVEY (BY OTHERS)	1 OF 1

APPROVAL BLOCK

TOWNSHIP OF FRANKLIN BOARD APPROVAL
 APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF FRANKLIN, N.J.

BOARD SECRETARY	DATE
BOARD CHAIRPERSON	DATE
BOARD ENGINEER	DATE

OWNER CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF BLOCK 507.14 LOT 65.01 AND CONSENT TO THE FILING OF THE APPLICATION.

OWNER	DATE
-------	------

PROPERTY OWNERS LIST

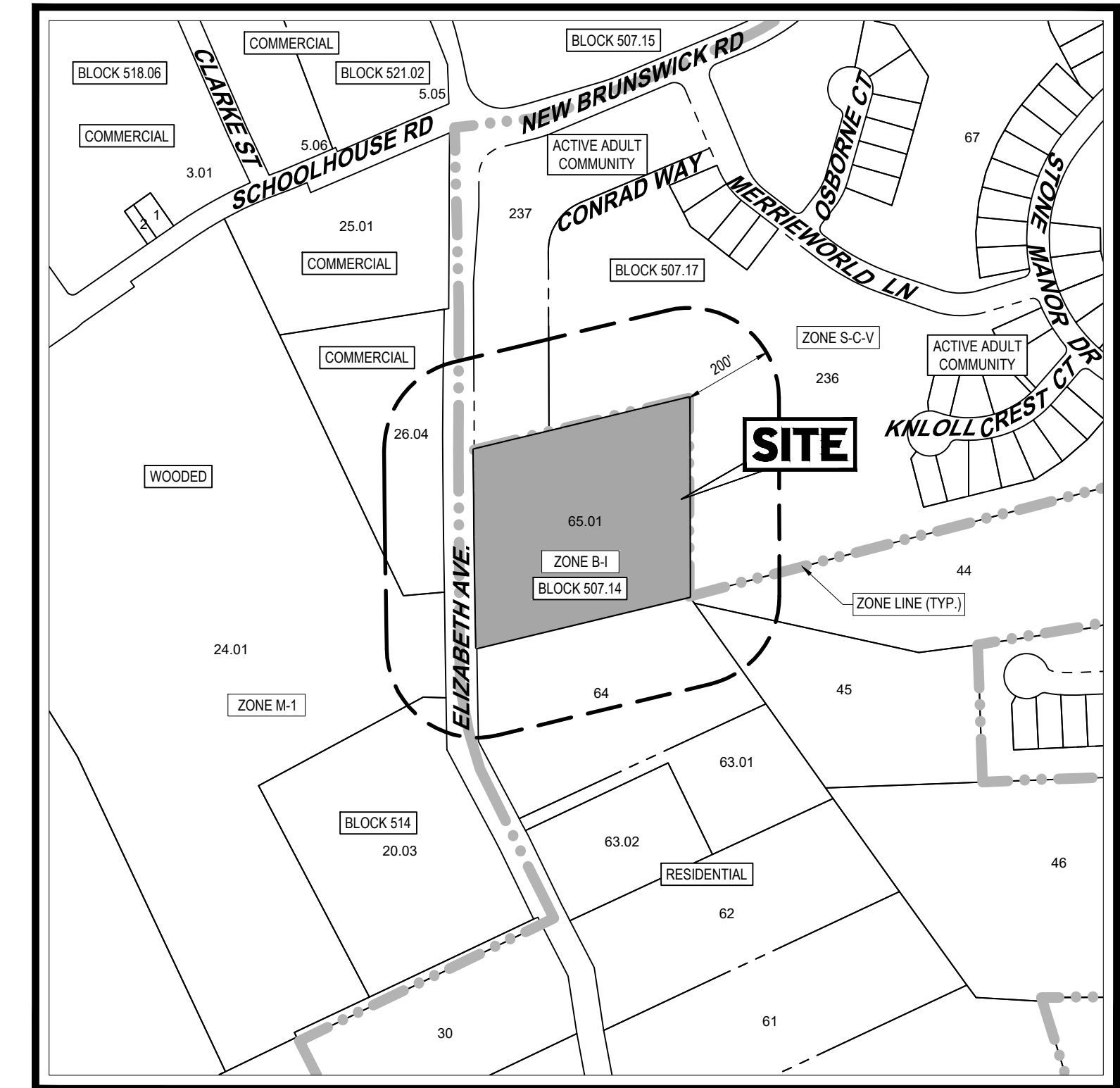
WITHIN 200' RADIUS

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
507.17	236	PULTE COMMUNITIENSOMERSET RUN COA	507.14	44	APONTE, HARRY 473 ELIZABETH AVE SOMERSET, NJ 08873	514	20.04	CATALENT PHARMA SOLUTIONS, VORNIA 54 SCHOOL HOUSE RD SOMERSET NJ 08873
507.18	3.05	BROWN, BARBARA J 2304 CONRAD WAY SOMERSET NJ 08873	507.18	2.02	KOPLOWITZ, BRUCE 2303 CONRAD WAY SOMERSET, NJ 08873	507.18	1.02	HOCHMAN, SONDRA F & ROBERTA 2303 CONRAD WAY SOMERSET NJ 08873
514	26.04	ARTISAN PROPERTY, LLC 775 SOUTH OAK BRICK NJ 08723	514	20.04	OFARMA CATALENT PHARMA SOLUTIONS, VORNIA 54 SCHOOL HOUSE RD. SOMERSET, NJ 08873	507.18	3.01	BARUCH, CLAUD & THELMA W 2303 CONRAD WAY SOMERSET NJ 08873
507.18	2.07	COHEN, LAWRENCE E 27 WEDGEWOOD DRIVE NORTH BRUNSWICK NJ 08902	507.18	1.01	JENKINS, STEVENS E & MARION B 2303 CONRAD WAY SOMERSET NJ 08873	507.18	2.03	GIBBNA, OTTO & KATHLEEN 2303 CONRAD WAY SOMERSET NJ 08873
507.14	45	KUKUL, LILLIAN 475 ELIZABETH AVE SOMERSET NJ 08873	507.18	2.01	SHORT, JAMES & ELIZABETH 2303 CONRAD WAY SOMERSET NJ 08873	507.18	1.08	PEARLMAN, DIANE, TRUSTEE 2304 CONRAD WAY SOMERSET NJ 08873
507.18	3.02	PARKH, KIRAN D & JAYNKA K 2305 CONRAD WAY SOMERSET NJ 08873	507.18	2.09	KEELTY, GEORGE & MARILYN 2306 CONRAD WAY SOMERSET NJ 08873	507.18	1.09	KUKUL, SATISH & KIRAN 2306 CONRAD WAY SOMERSET NJ 08873
507.14	64	TOWNSHIP OF FRANKLIN 475 SOUTH LN SOMERSET NJ 08873	507.18	1.07	GILROY, DANIEL & DEBORAH 2302 CONRAD WAY SOMERSET NJ 08873	507.18	2.08	EPSTEIN, ELINDA B, C/O P. EPSTEIN 2306 GALLON PLACE SAN LEANDRO, CA 94577
507.18	3.06	BRAYERMAN, BRUCE G. & BETE 2306 CONRAD WAY SOMERSET, NJ 08873						

ALSO TO BE NOTIFIED:
 RIGHT OF WAY DEPARTMENT
 RUCKER P&S LINE COMPANY
 PO BOX 368
 FARMINGDALE, PA 15049-0368

ALSO TO BE NOTIFIED:
 BUSINESS MANAGER
 COMCAST CABLE
 279 AIRMWELL ROAD
 HILLSBOROUGH, NJ 08844

ALSO TO BE NOTIFIED:
 SUNOCO PIPELINE LP
 RIGHT OF WAY DEPT
 MONTELO COMPLEX
 525 FRETZTOWN ROAD
 SINKING SPRING PA 19068



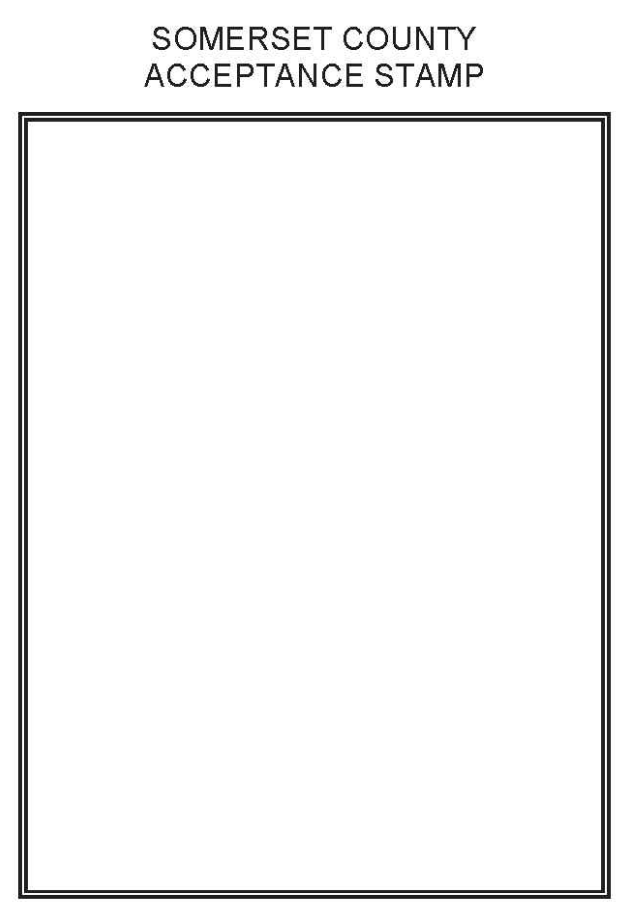
TAX MAP
 SCALE: 1" = 500'
 SOURCE: FRANKLIN TOWNSHIP TAX MAPS

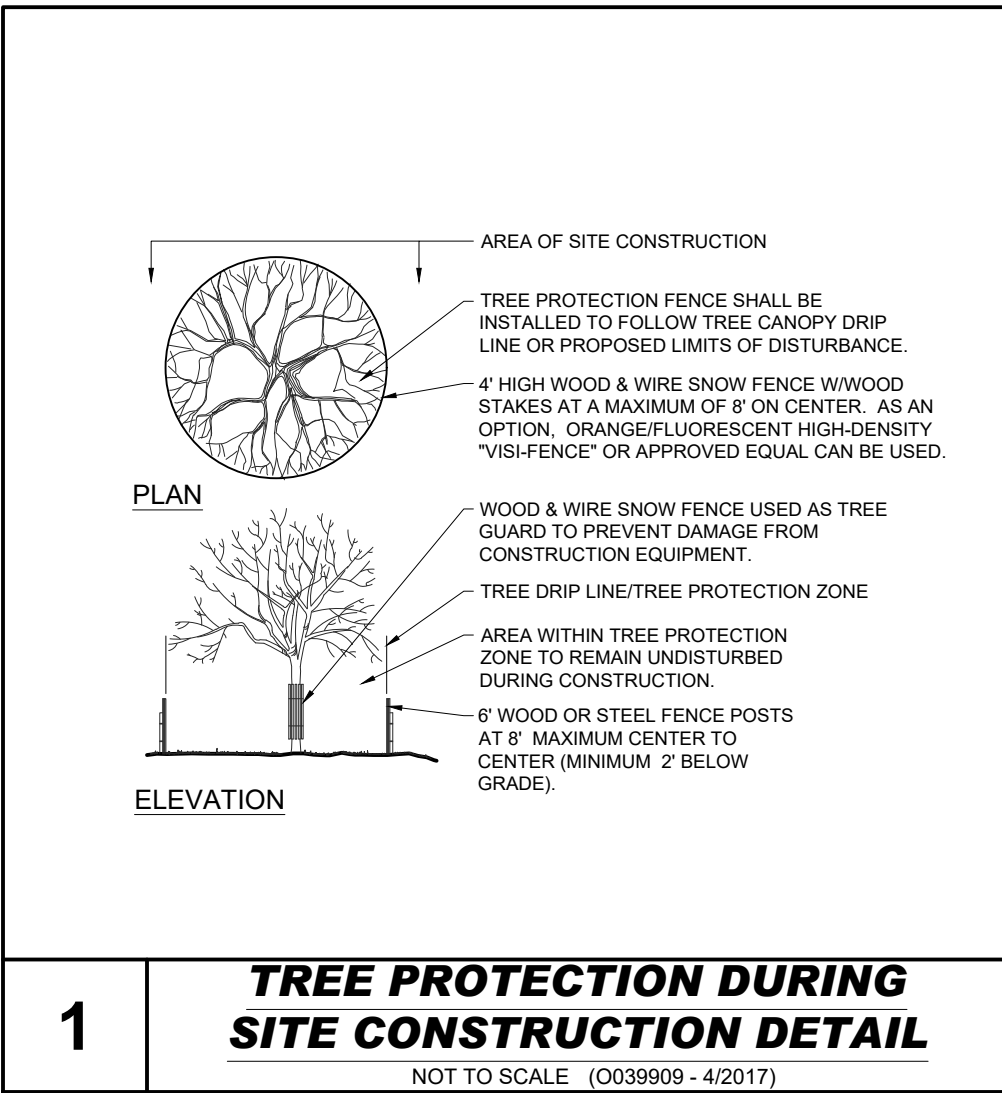
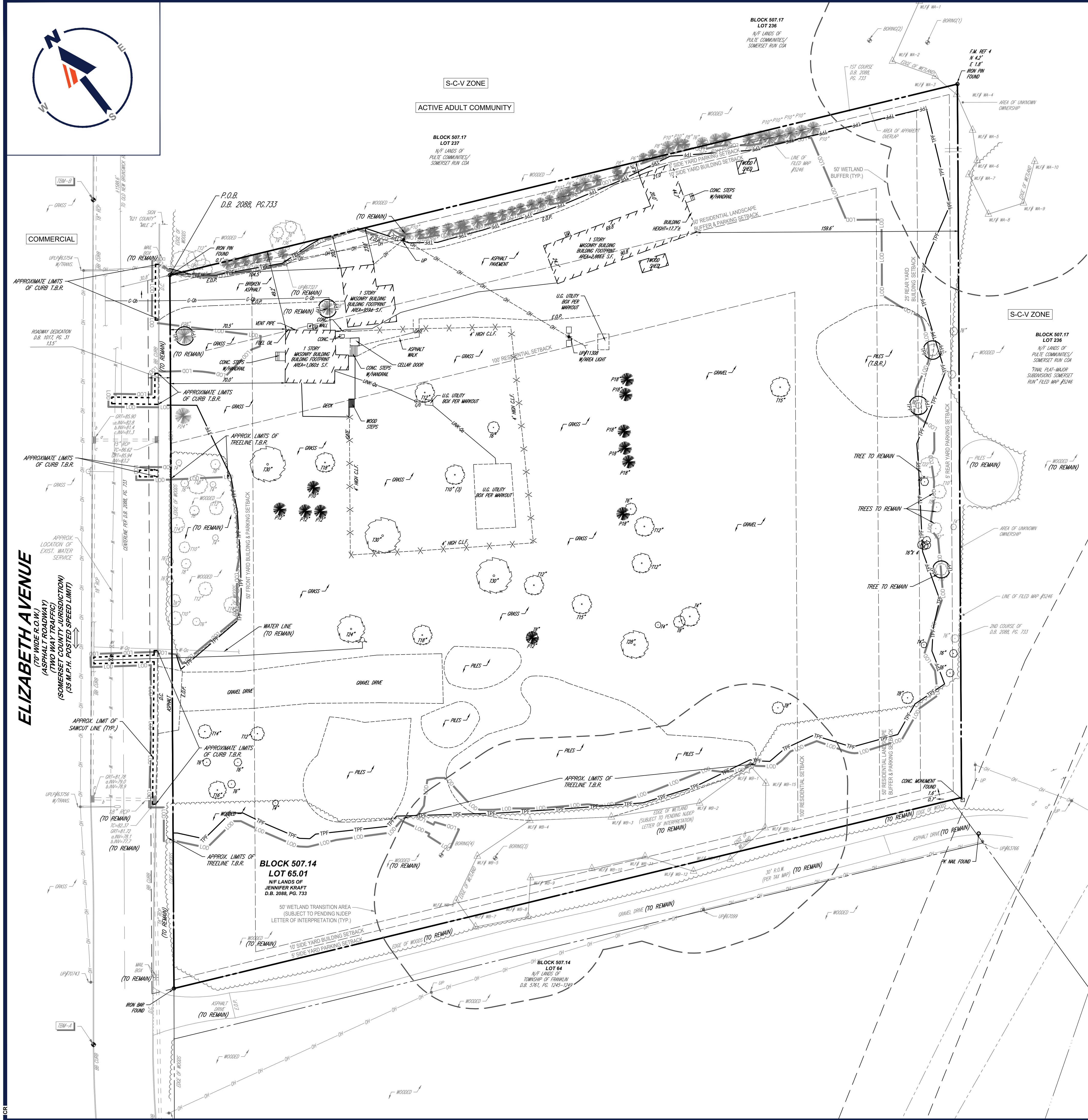


AERIAL MAP
 SCALE: 1" = 500'
 SOURCE: GIS PARCEL DATA MAPS

PREPARED BY

BOHLER





1 TREE PROTECTION DURING SITE CONSTRUCTION DETAIL
NOT TO SCALE (03/99/09 - 4/2017)

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DRAWN BY: CR
CHECKED BY: KM
DATE: 05/19/2024
CAD ID: J200933-SPP-08

PRELIMINARY & FINAL MAJOR SITE PLAN

PROPOSED
SELF STORAGE FACILITY & SITE
IMPROVEMENTS
MAP: 75 | BLK: 507.14 | LOT: 65.01
471 ELIZABETH AVENUE
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NEW YORK LICENSE No. 073745

SHEET TITLE:
DEMOLITION PLAN
SHEET NUMBER:
C-201
ORG. DATE - 05/19/2021

REFER TO TREE REPLACEMENT PLAN FOR TREE REPLACEMENT CALCULATIONS AND SPECIFICATIONS.

REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN FOR SOIL EROSION NOTES AND MEASURES.

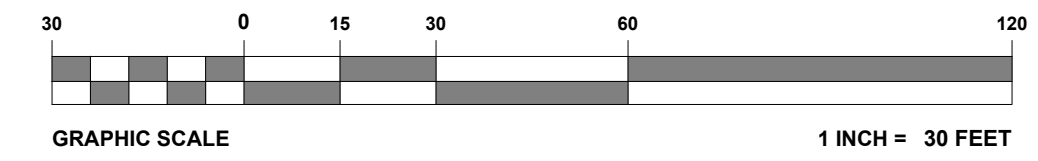
REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

**ALL EXISTING ON-SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
ALL EXISTING FEATURES OUTSIDE LIMIT OF DISTURBANCE ARE TO REMAIN UNLESS OTHERWISE NOTED.**

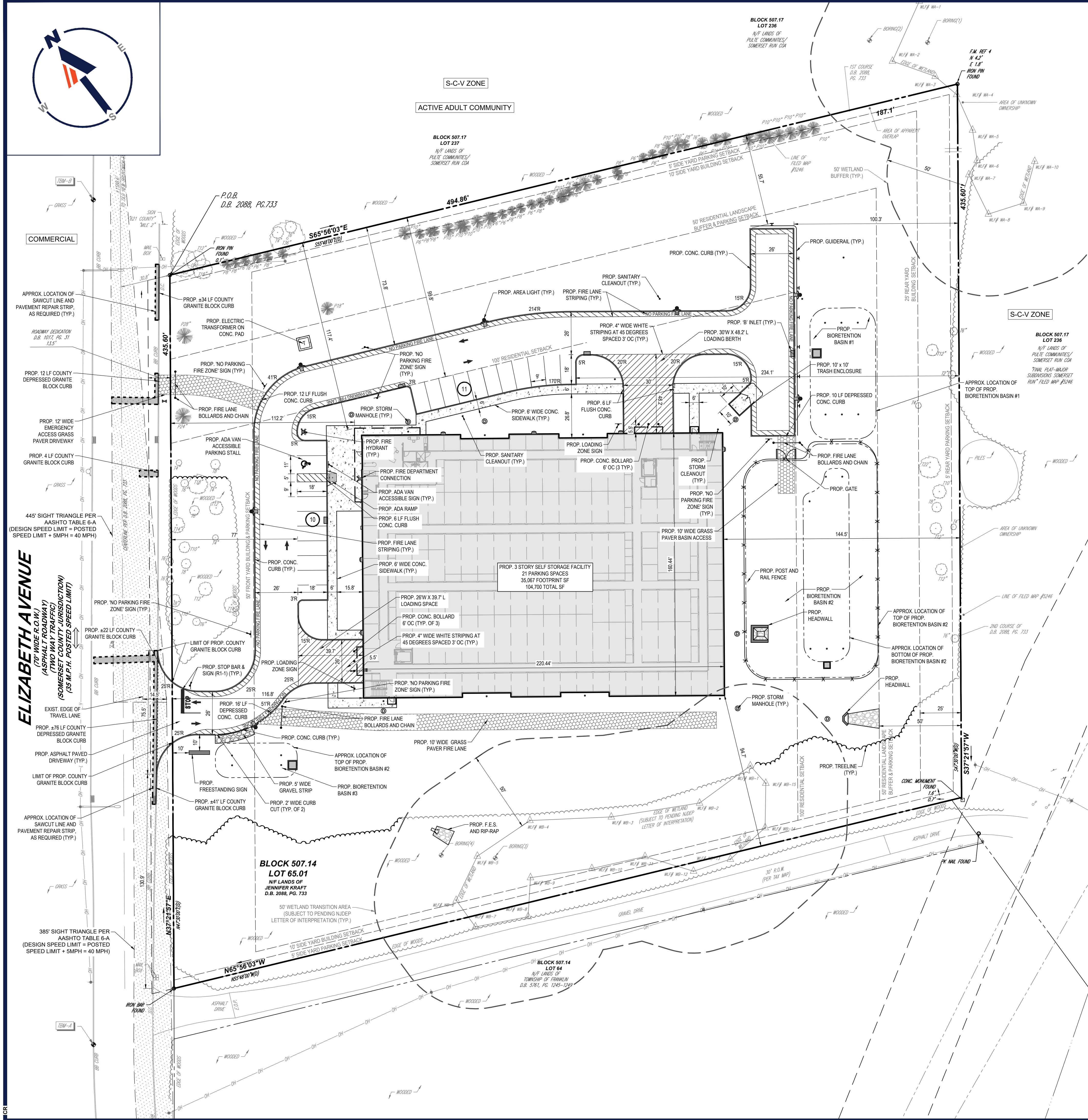
T.B.R. = FEATURE TO BE REMOVED

ALL EXISTING FEATURES IN R.O.W. ARE TO REMAIN UNLESS OTHERWISE NOTED

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY



C:\2024\202403\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\200933-SPP-08-1-LAYOUT.CAD: C-201.DWG



ZONING TABLE				
ZONE: B-1 (BUSINESS INDUSTRIAL)				
USE: SELF STORAGE FACILITY (PERMITTED USE)				
BLOCK 507.14 LOT 65.01				
APPLICANT/ OWNER INFORMATION				
APPLICANT:		SAFSTOR REAL ESTATE CO. LLC		
BULK REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	\$4333-20	2 AC	4.816 AC (209,779 SF)	4.816 AC (209,779 SF)
MIN. LOT FRONTAGE	\$4333-20	150'	435.6'	435.6'
MIN. FRONT YARD(*)	\$4333-20	50'	70'	112.2'
MIN. SIDE YARD(*)	\$4333-20	ONE SIDE: 10' BOTH SIDES: 50'	ONE SIDE: 8.3' (E) BOTH SIDES: 396'	ONE SIDE: 94.7' BOTH SIDES: 212.1'
MIN. REAR YARD(*)	\$4333-20	25'	159.6'	144.5'
MAX. BUILDING HEIGHT	\$4333-20	5 STORIES/ 65'	1 STORY/ -65'	3 STORIES/ 36'
MIN. SETBACK FROM RESIDENTIAL(*)	\$4333-20	100'	8.3' (E)	117.4'
MAX. FAR	\$4333-20	0.5	0.02	0.499
MAX. PERCENT LOT COVERAGE	\$4333-20	50%	2.6% (5,879 SF)	16.7% (35,067 SF)
MAX. IMPERVIOUS COVERAGE	\$4333-20	60%	7.6% (15,989 SF)	30.0% (62,848 SF)
MIN. RESIDENTIAL LANDSCAPE BUFFER	\$4333-20	50'	5.88' (E)	50.0'

PARKING REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	\$ 112-83	9' X 18'	9' X 18'
MIN. AISLE WIDTH	\$ 112-88	26'	26'
MIN. LOADING SIZE	\$ 112-104	12'W X 15'H X 48'L	30'W X 48.2'L
MIN. PARKING SETBACK	\$ 4333-20	FRONT: 50' SIDE: 5' REAR: 5'	FRONT: 77.0' SIDE: 99.8' REAR: 234.1'
MIN. NUMBER OF STALLS*	\$ 4333-20	21 SPACES	21 SPACES (1 ADA**)

* PARKING CALCULATION: REQUIRED FOR SELF STORAGE FACILITY = 1 SPACE FOR EACH 5,000 SF = 104,700 SF / 5,000 SF = 21 SPACES
 ** ADA PARKING CALCULATION: 1-25 SPACES = 1 VAN ACCESSIBLE SPACE

FREESTANDING SIGNS			
ITEM	CODE	PERMITTED	PROPOSED
MAX. NUMBER OF SIGNS	\$ 4333-20	1	1
MAX. SIGN AREA	\$ 4333-20	100 SF	100 SF
MAX. SIGN HEIGHT	\$ 4333-20	10'	10'
MIN. SIGN SETBACK	\$ 4333-20	10'	10'

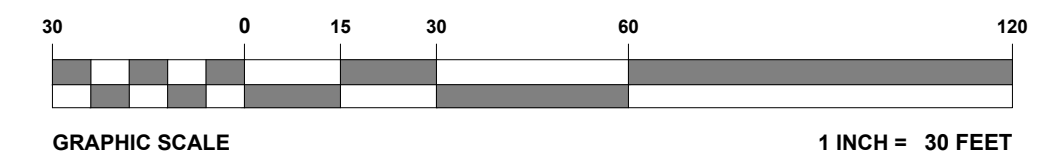
ATTACHED SIGNS			
ITEM	CODE	PERMITTED	PROPOSED
MAX. NUMBER OF SIGNS	\$ 4333-20	2(*)	2
MAX. SIGN AREA	\$ 4333-20	100 SF	69 SF EACH SIGN
MAX. LETTERING HEIGHT	\$ 4333-20	4'	3'-10"

(*) ONE ADDITIONAL SIGN IS PERMITTED AT REAR AND SIDE ENTRANCE, PROVIDED THAT EACH IS EQUAL TO OR LESS THAN THE MAXIMUM PERMITTED SIZE OF THE FRONT SIGN.

- ZONING NOTES**
- FRANKLIN TOWNSHIP:**
- SECTION XVI
 - INGRESS AND EGRESS SHALL BE PROVIDED BY NOT MORE THAN TWO DRIVEWAYS, EACH NOT LESS THAN 20 FEET NOR MORE THAN 36 FEET IN WIDTH. NO PARKING LOT MAY BE LOCATED WITHIN BUFFER ZONE AREAS. **COMPLIES**
 - NO REQUIRED OFF-STREET LOADING SPACE, INCLUDING MANEUVERING AREA FOR SUCH OFF-STREET LOADING SPACE SHALL BE ESTABLISHED IN THE AREA BETWEEN THE FRONT BUILDING SETBACK LINE AND THE STREET RIGHT-OF-WAY LINE IN ANY INDUSTRIAL DISTRICT UNLESS OTHERWISE SPECIFIED IN THIS CHAPTER. **COMPLIES**
 - SECTION XXIII
 - THE LANDSCAPING IN THE FRONT YARD SHOULD INCLUDE THE PLANTING OF STREET TREES PLANTED NO GREATER THAN 40 FEET ON CENTER. **COMPLIES**
 - LOADING DOCKS, TRUCK PARKING, OUTDOOR STORAGE, TRASH COLLECTION/COMPACTOR, AND OTHER SERVICE FUNCTIONS SHOULD BE LOCATED IN A MANNER THAT MINIMIZES THEIR VIEW FROM ADJOINING ROADWAYS AND FROM ADJOINING RESIDENTIAL PROPERTIES. **COMPLIES**
 - CONNECTION TO PUBLIC RIGHT-OF-WAY (§ 112-89)
 - THE DRIVEWAY SHALL INCLUDE A PAVED OR CONCRETE APRON WHICH EXTENDS FROM THE ROADWAY CURB LINE TO THE RIGHT-OF-WAY LINE. **COMPLIES**
 - SIZE AND GRADING OF DRIVEWAYS (§ 112-80)
 - LOADING DOCKS, EXCLUSIVE OF CURB RETURN RADI, SHALL NOT BE LESS THAN 12 FEET IN WIDTH, THE MAXIMUM WIDTH OF A DRIVEWAY, EXCLUSIVE OF CURB RETURN RADI, SHALL NOT EXCEED 36 FEET EXCEPT FOR UNUSUAL CIRCUMSTANCES. **COMPLIES**
 - THE MAXIMUM PERMISSIBLE GRADE SHALL NOT EXCEED 15%. GRADIENTS UP TO 20% MAY BE ALLOWED WITH EXTENUATING CIRCUMSTANCES AS DETERMINED BY THE TOWNSHIP ENGINEER. **COMPLIES**
 - LOCATION OF DRIVEWAYS (§ 112-91)
 - NO DRIVEWAY ENTRANCE SHALL BE LOCATED CLOSER THAN 50 FEET TO ANY OTHER DRIVEWAY ENTRANCE LOCATED ON THE SAME LOT. **COMPLIES**
- SOMERSET COUNTY:**
- CHAPTER 4 - SECTION II - A
 - EXCEPT WHEN SHARED DRIVEWAYS ARE UTILIZED, NON-RESIDENTIAL DRIVEWAY OR ACCESS ROADS SHALL NOT BE LOCATED CLOSER THAN 50 FEET FROM A PROPERTY LINE. **COMPLIES**
 - TWO-WAY DRIVES SHALL HAVE A MINIMUM WIDTH OF 20 FEET WITH RETURNS HAVING A MINIMUM RADIUS OF 15 FEET. **COMPLIES**
 - THE MAXIMUM SLOPE FOR THE PORTION OF THE DRIVEWAY LOCATED IN THE COUNTY RIGHT-OF-WAY SHALL BE 5%. **COMPLIES**

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.



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SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-301

ORG. DATE - 05/19/2024

C:\02024\2024\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\020933-SPF-08-1-LAYOUT.C301 SITE



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ELIZABETH AVENUE
FRANKLIN TOWNSHIP, NJ



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ELIZABETH AVENUE
FRANKLIN TOWNSHIP, NJ



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