

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

- ALTA/NCS LAND SURVEY CLEARPOINT SERVICES, LLC 640 HERMAN ROAD, UNIT 1 JACKSON, NJ 08527 SURVEYOR FILE NO. 21-33472
- 2. APPLICANT: BALDWIN REALTY, LLC 606 WEST UNION AVENUE BOUND BROOK, NJ 08005
- 3. OWNER: KENNETH SELODY II 549 WESTON CANAL ROAD SOMERSET, NJ 08873-7242
- 4. PARCEL DATA: BLOCK 516.01, LOTS 4.03 & 5 TOWNSHIP OF FRANKLIN SOMERSET COUNTY, NJ
- 5. ZONE: B-1 (BUSINESS AND INDUSTRY) ZONE
- 6. EXISTING USE: NURSERY/GREENHOUSE (NON-PERMITTED USE) (§112 ATTACHMENT 1)
- 7. PROPOSED USE: WAREHOUSE (PERMITTED USE) (§112 ATTACHMENT 1)
- 8. SCHEDULE OF ZONING REQUIREMENTS (§ SECTION NUMBER)

| ZONE REQUIREMENT | B-1 ZONE [1][2] | EXISTING | PROPOSED |
|---------------------------------|------------------|----------------------|----------------------|
| MINIMUM LOT AREA | 2 AC | 6.85 AC (298,285 SF) | 6.85 AC (298,285 SF) |
| MINIMUM LOT FRONTAGE | 150 FT | 610.5 FT | 610.5 FT |
| MINIMUM FRONT YARD SETBACK | 50 FT | 2.7 FT (E) | 207.7 FT |
| MINIMUM REAR YARD SETBACK | 25 FT [2] | N/A | 107.3 FT |
| MINIMUM SIDE YARD SETBACK | 10 FT [2] | 12.7 FT (E) | 41.0 FT |
| MINIMUM TOTAL SIDE YARD SETBACK | 50 FT | 112.2 FT | 141.0 FT |
| MAXIMUM BUILDING HEIGHT | 5 STORES (65 FT) | 2.5 STORES | <40 FT [3] |
| MAXIMUM LOT COVERAGE | 50% | 9.5% | 20.9% |
| MAXIMUM IMPERVIOUS COVERAGE | 60% | 30% | 48.9% |

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

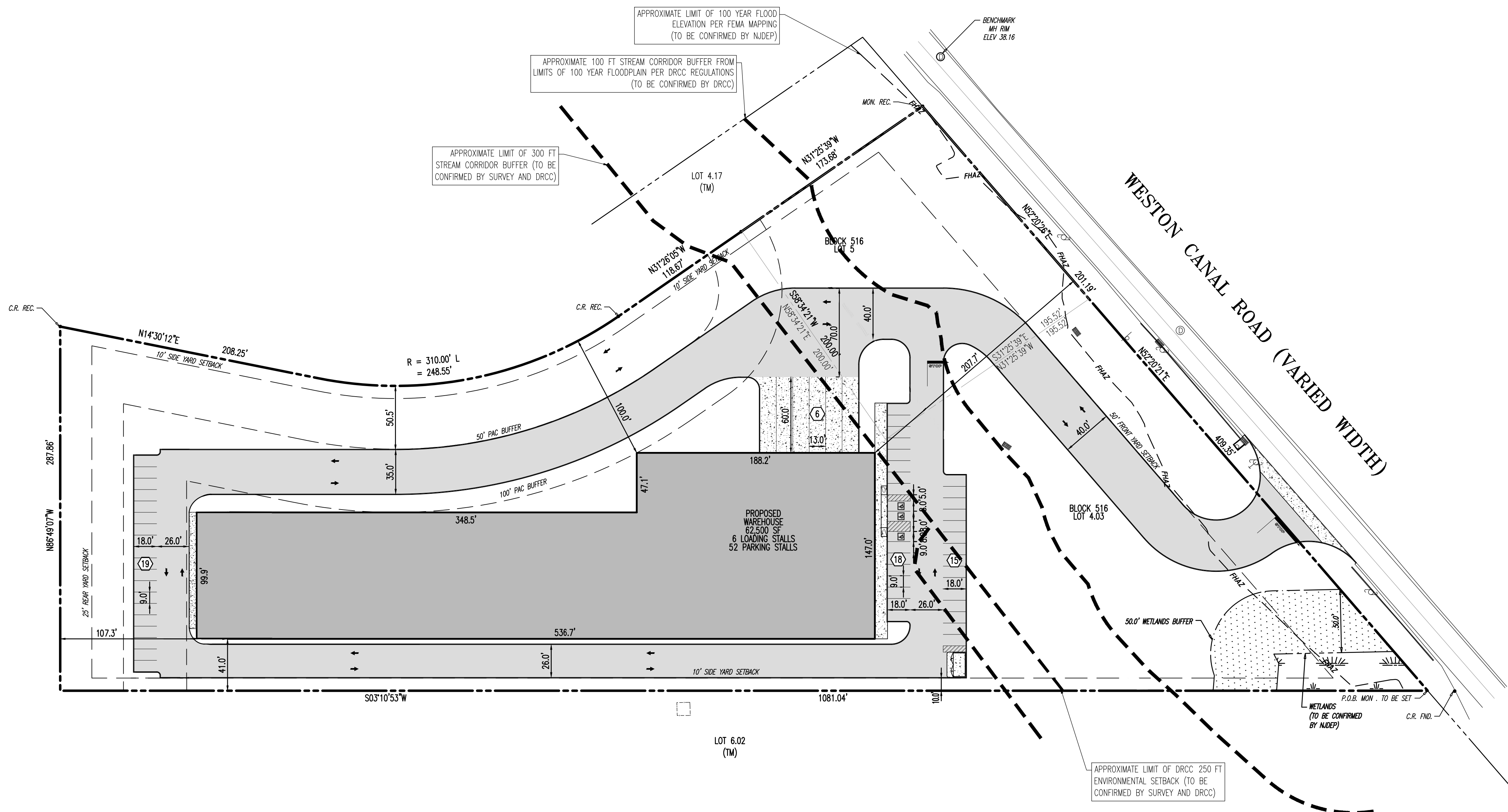
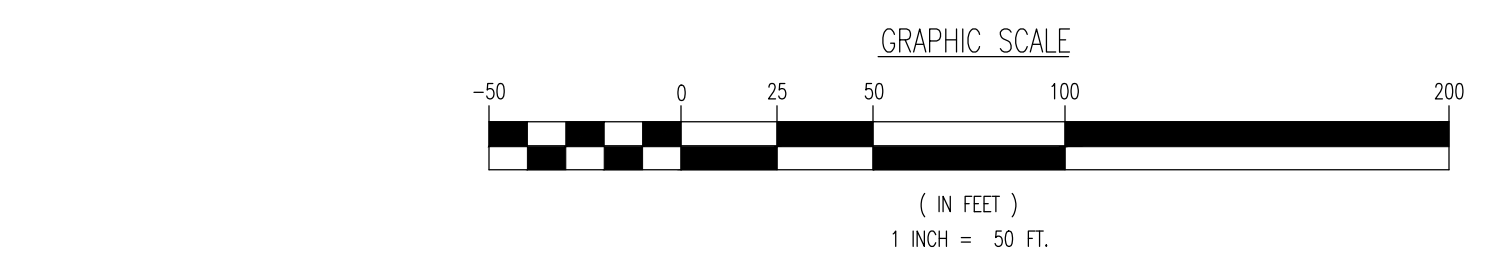
- [1] THE FOLLOWING BUILDING SETBACKS SHALL APPLY TO BUILDINGS TALLER THAN 50 FEET IN BUILDING HEIGHT: FRONT YARD - 75 FEET; ANY ONE SIDE YARD - 40 FEET; TOTAL OF TWO SIDE YARDS - 100 FEET; REAR YARD - 100 FEET. (§4333-20-SECTION X)
- [2] NO BUILDING SHALL BE LOCATED WITHIN 100 FEET OF AN ABUTTING PROPERTY LOCATED WITHIN A RESIDENTIAL DISTRICT INCLUDING THE PAC, SOV, CUMR AND C-R ZONES. SUCH SETBACK SHALL INCREASE TO 150 FEET FOR BUILDINGS TALLER THAN 50 FEET IN BUILDING HEIGHT. (§4333-20-SECTION X)
- [3] PER N.J.A.C. 7:45-10.4(B) STRUCTURES SHALL BE LIMITED TO A HEIGHT OF 40 FEET ABOVE EXISTING GRADE.

- 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. 5:23-7) OR THE AMERICANS WITH DISABILITIES ACT, AS APPLICABLE. (§112-83)
 - 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. (§112-85)
 - C. A PRIVATE WALK, IF PROVIDED, ADJACENT TO A BUILDING SHALL NOT BE LESS THAN FOUR (4) FEET IN WIDTH. (§112-86)
 - D. NO PARKING AREA SHALL BE LOCATED IN THE REQUIRED FRONT YARD AREA NOR CLOSER THAN FIFTY (50) FEET FROM A RESIDENCE ZONE NOR CLOSER THAN FIVE (5) FEET FROM A SIDE REAR PROPERTY LINE. WALKS AND GORES SHALL BE PROVIDED BY NOT MORE THAN TWO DRIVEWAYS, EACH NOT LESS THAN TWENTY (20) FEET NOR MORE THAN THIRTY-SIX (36) FEET IN WIDTH. (§112-102.G) (V)
 - E. 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. OFFICES SHALL HAVE ONE (1) SPACE PER 250 SF OF GROSS FLOOR AREA (§112 ATTACHMENT 4)
 - F. THE BOARD OF JURISDICTION MAY WAIVE THE IMPROVEMENT OF UP TO 50% OF THE REQUIRED PARKING SPACES AS LANDBANKED PARKING SPACES PROVIDED AN AREA EQUAL TO THE AMOUNT OF OFF-STREET PARKING WAIVED IS RESERVED AND SO DELINEATED ON THE SITE PLAN AS AN OFF-STREET PARKING AREA. (§112 ATTACHMENT 4, NOTE 2)
 - G. PARKING CALCULATION:

| | | |
|--|---|----------------------------|
| OFFICE (3,000 SF)*(1) PARKING SPACE/250 SF | = | 12 SPACES (5% OFFICE) |
| WAREHOUSE (5,000 SF)*(1) PARKING SPACE/1,000 SF | = | 5 SPACES |
| WAREHOUSE (52,000 SF)*(1) PARKING SPACE/2,500 SF | = | 21 SPACES |
| TOTAL REQUIRED | = | 38 SPACES |
| TOTAL PROPOSED | = | 52 SPACES (COMPLES) |

- 10. LOADING REQUIREMENTS
 - A. NO 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 WITHIN THIS CHAPTER. (§112-102.J)
 - 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-EIGHT (48) FEET OR SHALL BE A LENGTH SUCH THAT THE HORIZONTAL DISTANCE FROM THE FRONT OF A DOCK FOR BACK-IN PARKING TO THE ENDING 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. (§112-104.A) (V)
 - 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 SUFFICIENCY OF THE OFF-STREET LOADING OPERATOR REQUIRED BY THE GIVEN USE, BUT IN NO CASE SHALL THE USE OF SUCH SPACE HINDER THE FREE MOVEMENT OF VEHICLES AND PEDESTRIANS OVER A STREET, SIDEWALK OR ALLEY. (§ 112-104.B)
- 11. DRIVEWAY REQUIREMENTS
 - A. INTERIOR DRIVEWAYS SHALL BE AT LEAST TWENTY-SIX (26) FEET WIDE WHERE USED WITH NINETY-DEGREE ANGLE PARKING AND AT LEAST EIGHTEEN (18) FEET WIDE WHERE USED WITH SIXTY-DEGREE OR FORTY-FIVE DEGREE PARKING. (§112-88)
 - B. UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER, DRIVEWAY APPROACHES TO THE PUBLIC RIGHT-OF-WAY MUST BE CONSTRUCTED PERPENDICULAR TO THE ROADWAY/CURB LINE. (§112-89.0)
 - C. A DRIVEWAY, EXCLUSIVE OF CURB RETURN RADI, SHALL BE NOT LESS THAN TWELVE (12) FEET IN WIDTH. THE MAXIMUM WIDTH OF A DRIVEWAY, EXCLUSIVE OF CURB RETURN RADI, SHALL NOT EXCEED THIRTY-SIX (36) FEET EXCEPT FOR UNSUAL CIRCUMSTANCES. (§112-90.A)
 - 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. (§112-91.A)
 - E. NO DRIVEWAY ENTRANCE SHALL BE LOCATED CLOSER THAN FIFTY (50) FEET TO ANY OTHER DRIVEWAY ENTRANCE LOCATED ON THE SAME LOT. (§112-91.B)
- 12. BUFFER & LANDSCAPE REQUIREMENTS
 - A. BUFFER ZONE, AREA OF MASS EVERGREEN PLANTINGS NOT LESS THAN SEVENTY-FIVE (75) FEET IN WIDTH SHALL BE REQUIRED ALONG AND ADJACENT TO ALL RESIDENTIAL ZONE BOUNDARIES EXCEPT THAT NO BUFFER AREA SHALL BE REQUIRED WITH AN ARTERIAL STREET OR HIGHWAY AS SHOWN ON THE ADOPTED MASTER PLAN OF THE TOWNSHIP OF FRANKLIN IS LOCATED BETWEEN THE M-1 AND ANY RESIDENTIAL ZONES. FURTHER, NO BUILDINGS SHALL BE LOCATED WITHIN 150 FEET OF A LOT LINE ADJUTING A RESIDENTIAL ZONE. (§112 ATTACHMENT 6)
 - B. EVERGREEN TREES SHALL BE REQUIRED IN ALL SIDE AND/OR REAR YARD AREAS WHICH ADJUT A RESIDENTIAL ZONE BOUNDARY. EVERGREEN TREES SHALL BE AT LEAST THREE (3) FEET IN HEIGHT AT THE TIME OF PLANTING. ONE TREE SHALL BE REQUIRED FOR EACH TEN-FOOT LENGTH OF SIDE AND/OR REAR YARD AREA ADJUTING A RESIDENTIAL ZONE. (§112 ATTACHMENT 6)
 - C. THE APPROVING AUTHORITY MAY WAIVE A PORTION OR ALL OF THE REQUIRED NUMBER OF TREES IF EXISTING TREES PROVIDE ADEQUATE VISUAL SEPARATION BETWEEN THE INDUSTRIAL AND RESIDENTIAL ZONED LANDS. (§112 ATTACHMENT 6)
 - D. A BELT OF LANDSCAPING AT LEAST FIVE (5) FEET IN WIDTH OF MASSIVE PLANTINGS WHICH PLANTINGS SHALL CONSIST OF ONE TWO-INCH CALIPER TREE FOR EACH 2,000 SQUARE FEET OF PAVED AREA. (§112 ATTACHMENT 6)

- 13. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY.
- 14. THIS PLAN IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. DYNAMIC ENGINEERING CONSULTANTS, PC HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
- 15. DYNAMIC ENGINEERING CONSULTANTS, PC MAKES NO GUARANTEES AS TO THE FINAL YIELD THAT WILL ULTIMATELY BE GRANTED BY THE MUNICIPALITY AND/OR OTHER REVIEWING AGENCIES AT THE END OF THE APPROVAL PROCESS. YIELD IS ULTIMATELY DETERMINED BY MANY FACTORS AMONG THEM ARE LOCAL POLITICAL ISSUES AND SITE CONDITIONS RELATED TO SOILS, SLOPES, WETLANDS, WATER BODIES, FLOOD PLANS, ENVIRONMENTAL CONDITIONS, ARCHEOLOGICAL/HISTORIC DISCOVERIES, AVAILABILITY OF UTILITY SERVICES, SITE CONTAMINATION, ETC., WHICH ARE BEYOND THE CONTROL OF THE CONSULTANT.
- 16. THE DEVELOPMENT YIELD REPRESENTED ON THIS PLAN IS BASED ON LIMITED INFORMATION AND MAY EXCEED ACTUAL BUILD OUT POTENTIAL DUE TO FACTORS INCLUDING BUT NOT LIMITED TO GREEN INFRASTRUCTURE, WATER QUALITY, GROUNDWATER RECHARGE AND OTHER STORMWATER MANAGEMENT REQUIREMENTS. SITE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH WATER TABLE AND RELATED INFORMATION MUST BE ACQUIRED IN ORDER TO ESTABLISH THE SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES THAT WILL BE REQUIRED FOR THIS DEVELOPMENT. ACTUAL DEVELOPMENT YIELD FOR THIS PROPERTY IS SUBJECT TO REDUCTION FROM WHAT IS ILLUSTRATED ON THIS PLAN.



PAVEMENT LEGEND

| | |
|--|---------------------------------|
| | PROPOSED CONCRETE |
| | PROPOSED STANDARD DUTY PAVEMENT |
| | PROPOSED HEAVY DUTY PAVEMENT |

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CONCEPTUAL SITE PLAN 'A'

PROJECT: **BALDWIN REALTY LLC PROPOSED WAREHOUSE**
 BLOCK 516.01, LOTS 4.03 & 5
 545 & 549 WESTON CANAL RD (CR 62.3)
 FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

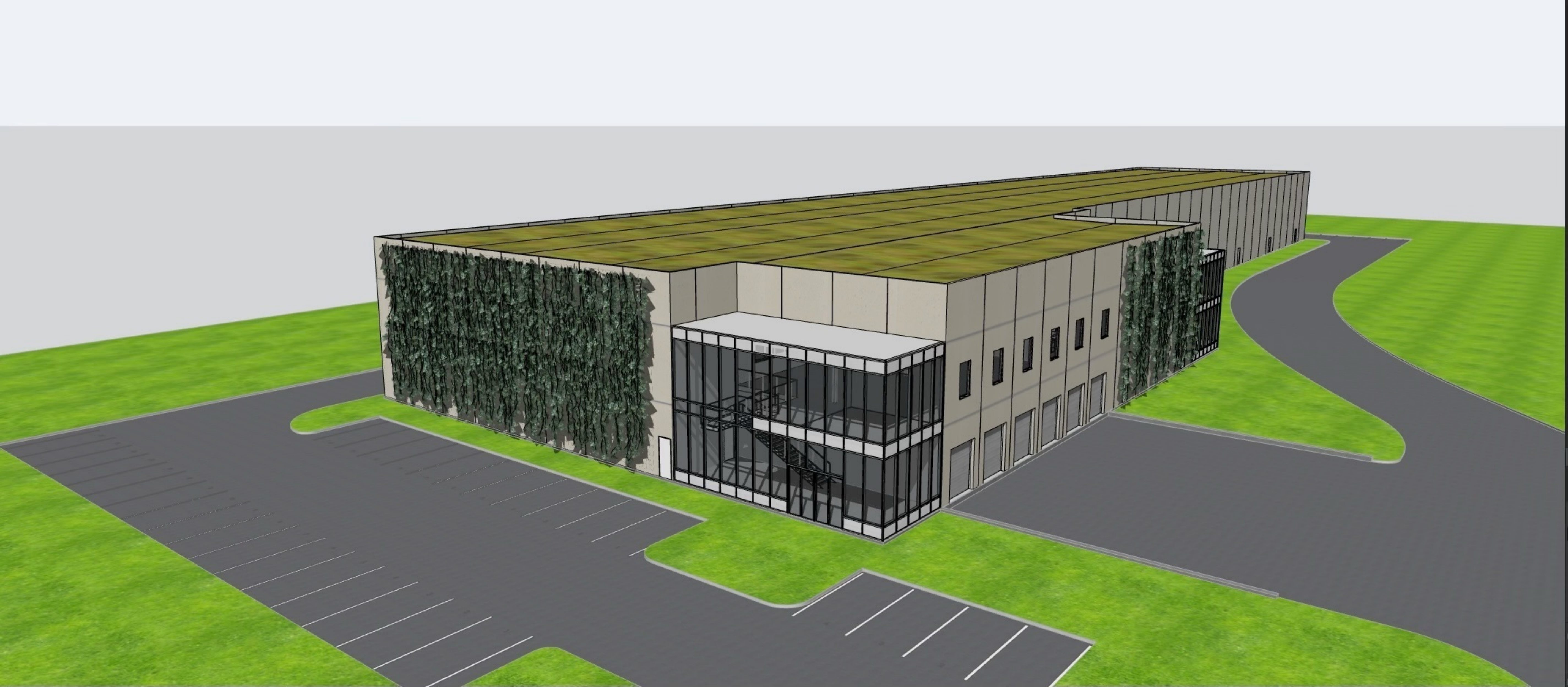
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 CHECKED BY: JMS
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KYLE C. KAVINSKI PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 52985

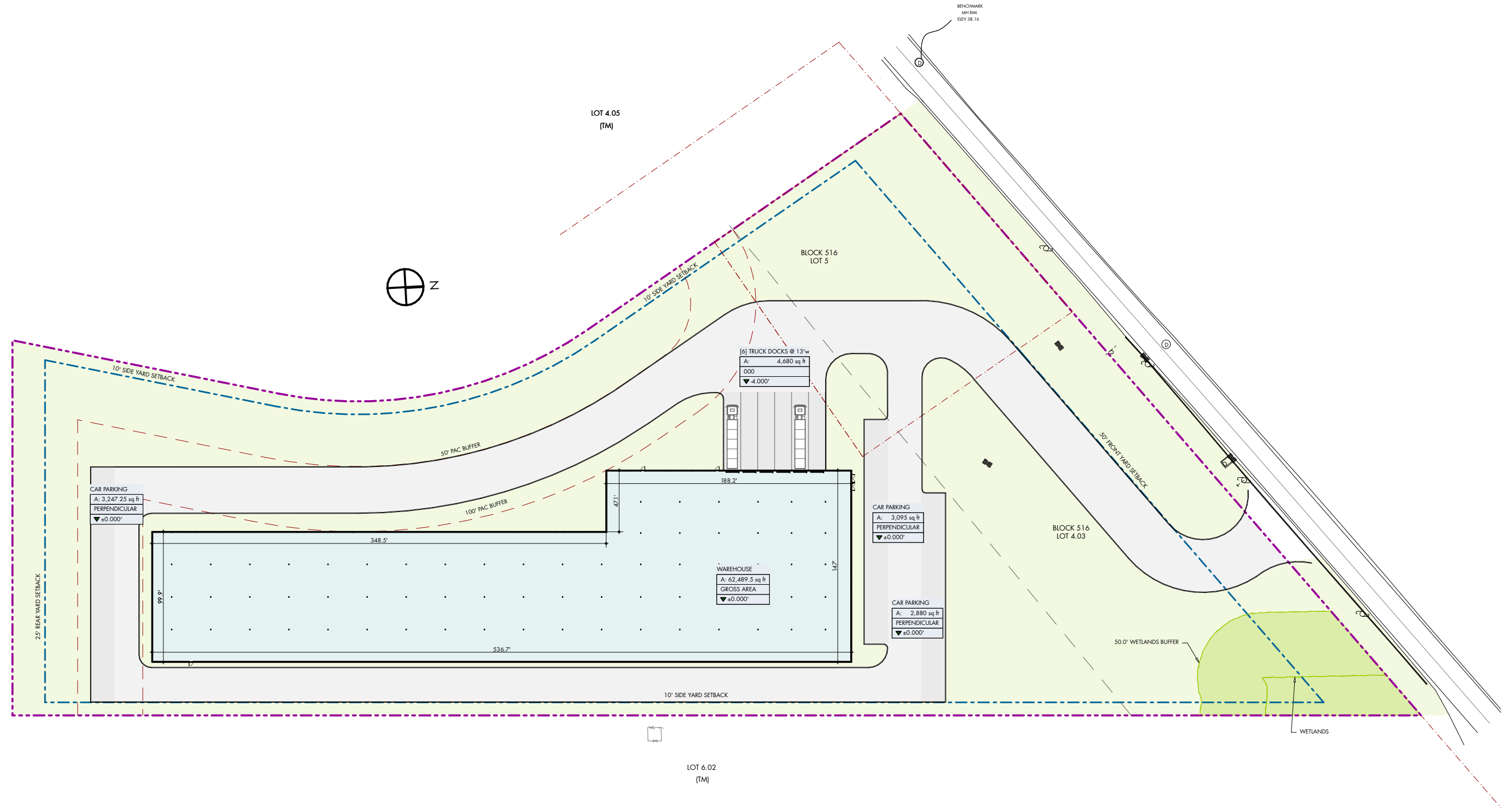
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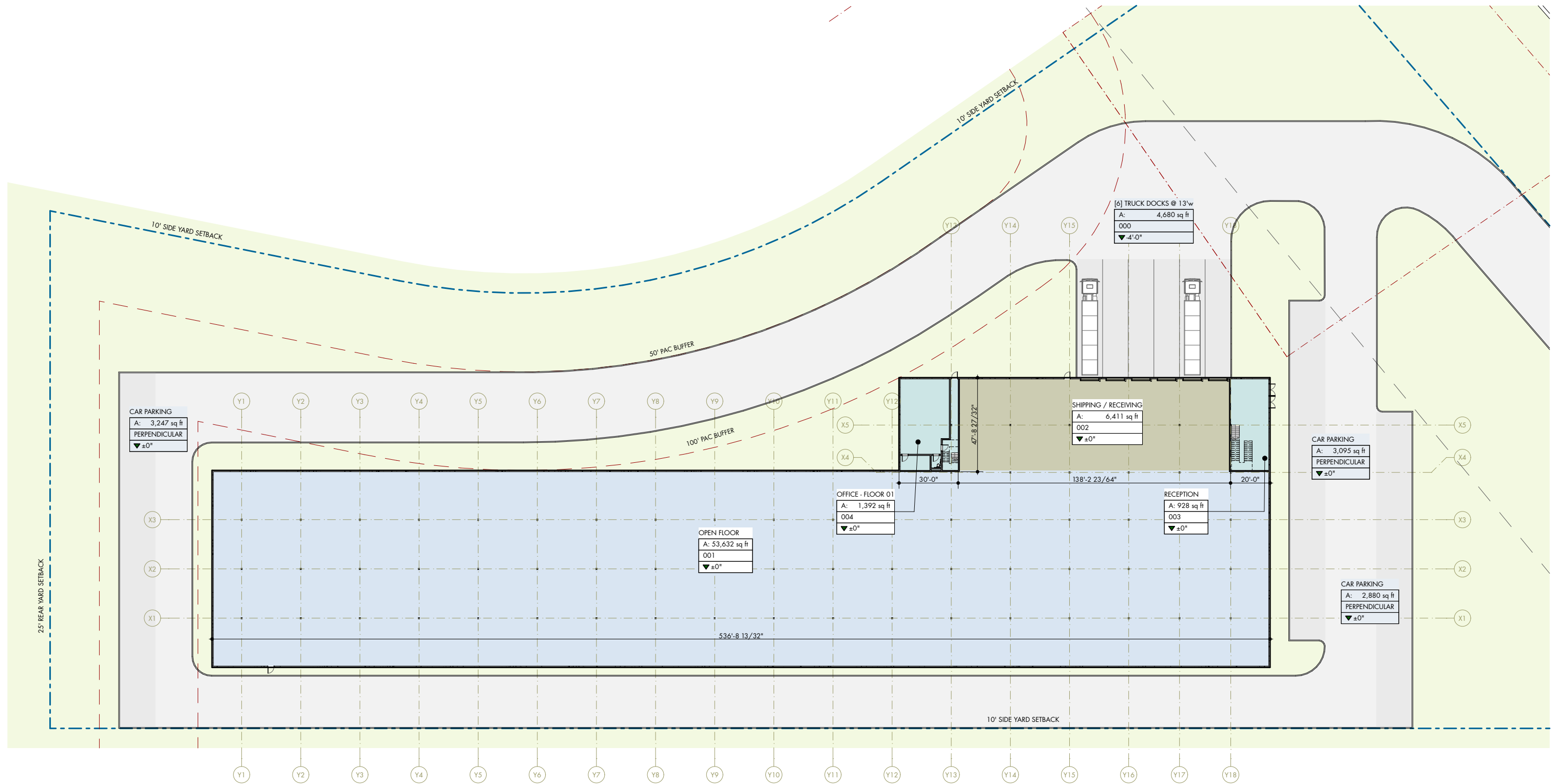
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Somerset Industrial Building - Schematic Architectural Layout



Somerset Industrial Building - Schematic Architectural Layout



Somerset Industrial Building - Schematic Architectural Layout

