

ABUTTING NONRESIDENTIAL USES OR ZONES SHALL NOT REQUIRE A BUFFER. (§188-63.A) COMPLIES

NO STRUCTURE, DISTURBANCE, STORAGE OF MATERIALS OR PARKING OF VEHICLES SHALL BE PERMITTED IN A BUFFER AREA. ACCESS POINTS FROM PUBLIC ROADWAYS AND UTILITY INFRASTRUCTURE AS WELL AS FENCES ALONG THE REAR PROPERTY LINES, AS THE CASE MAY BE, SHALL BE EXCLUDED FROM THIS SUBSECTION OF THIS SECTION. UTILITY INFRASTRUCTURE DOES NOT INCLUDE STORMWATER MANAGEMENT FACILITIES. STORMWATER RETENTION/DETENTION BASINS ARE NOT PERMITTED WITHIN A BUFFER AREA. (§188-63.D) COMPLIES

A REQUIRED BUFFER BETWEEN RESIDENTIAL AND A COMMERCIAL OR INDUSTRIAL PROJECT DEVELOPMENT SHALL CONTAIN A FIFTY-FOOT-WIDE, FOUR-SEASON BUFFER, UNLESS SUCH NONRESIDENTIAL USE IS PREEXISTING, IN WHICH CASE THE RESIDENTIAL USE SHALL PROVIDE THE REQUIRED BUFFER. THE BUFFER SHALL CONSIST OF AT LEAST TWO OF

ALONG EACH STREET LINE A FIVE-FOOT STRIP, MEASURED FROM THE RIGHT-OF-WAY, SHALL BE PROVIDED SUITABLY LANDSCAPED EXCEPT FOR NECESSARY WALKS AND

ACCESSWAYS. (§188-226.F) COMPLIES

GENERAL NONRESIDENTIAL DESIGN STANDARDS

SCREENING AND LANDSCAPING SHALL BE PROVIDED TO MINIMIZE DIRECT VIEWS OF THE LOADING AREAS AND THEIR DRIVEWAYS FROM ADJACENT PROPERTIES OR FROM THE PUBLIC RIGHT-OF-WAY. SCREENING AND BUFFERING SHALL BE ACHIEVED THROUGH WALLS, FENCES AND LANDSCAPING. SCREENING SHALL BE A MINIMUM OF FIVE FEET TALL, SHALL BE VISUALLY IMPERVIOUS AND KEEP RECEPTACLES COMPLETELY OUT OF VIEW. RECESSES IN THE BUILDING, OR DEPRESSED ACCESS RAMPS, MAY BE USED. (§ 188-224.G) COMPLIES

DEVELOPERS ARE ENCOURAGED TO SUBMIT A LEED SCORECARD AS PART OF THEIR DEVELOPMENT APPLICATION THAT WILL INCLUDE ANY PROPOSED BUILDINGS. (§ 188-224.H) COMPLIES

NO OFF-STREET LOADING AND MANEUVERING AREA SHALL BE LOCATED IN ANY FRONT YARD NOR REQUIRE ANY PART OF A **CURBING AND SIDEWALK REQUIREMENTS**

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ARKING SPACES FOR APARTMENT/TOWNHOUSES AND FOR COMMERCIAL/INDUSTRIAL USES SHALL BE WITHIN 150 FEET AND

ICYCLE PARKING FACILITIES SHALL BE INSTALLED WHEREVER SIGNIFICANT ATTRACTORS ARE ESTABLISHED, INCLUDING BUT

NOT LIMITED TO FOOD STORES. EDUCATIONAL USES. AND SHOPPING CENTERS. THE NUMBER OF SPACES FOR BICYCLES SHAL BE EQUAL TO AT LEAST 10% OF THE TOTAL REQUIRED NUMBER OF PARKING SPACES FOR THE FIRST 100 SPACES AND 2%

HEREAFTER. BICYCLE PARKING FACILITIES OR AREAS SHALL HAVE A MINIMUM CAPACITY OF SIX BICYCLES AND SHALL BE

DESIGNED TO PROVIDE SECURE ANCHORING FOR LOCKING DEVICES. IF LOCATED IN PARKING LOTS, BICYCLE FACILITIES OR

PARKING SHALL ALWAYS BE LOCATED OUTSIDE OF TRAVEL WAYS FOR MOTORIZED VEHICLES AND PEDESTRIANS. (§188-107.E

LOADING REQUIREMENTS

LOADING SPACES SHALL ABUT THE BUILDING BEING SERVED, AND BE LOCATED TO DIRECTLY SERVE THE BUILDING FOR WHICH

THE MINIMUM AISLE WIDTH IS 72 FT FOR 10 FT WIDE LOADING SPACES, 63 FT FOR 12 FT WIDE SPACES AND 60 FT FOR 14 FT

AREHOUSE= 1 SPACE FOR FIRST 5,000 SF + 1 SPACE FOR 40,000 SF + 1 ADDITIONAL SPACE FOR EVERY 30,000 SF =

OFFICE = 1 SPACE FOR FIRST 10,000 SF + 1 SPACE FOR 100,000 SF + 1 ADDITIONAL SPACE PER EVERY 100,000 SF = 1 SPACE

LOADING SPACE SIZE: 10 FT X 60 FT, 12 FT X 60 FT OR 14 FT X 60 FT; 13.5 FT X 60 FT PROPOSED

REAS SHALL BE PRIMARILY LOCATED IN THE ONE-THIRD OF THE PARKING LOT LOCATED CLOSEST TO THE BUILDING. IF

LOCATED ON SIDEWALKS. THE BICYCLE PARKING SHALL BE LOCATED ADJACENT TO A BUILDING ENTRANCE(S). BICYCLE

O PARKING SHALL BE PERMITTED IN DESIGNATED FIRE LANES, STREETS, DRIVEWAYS, AISLES, SIDEWALKS OR TURNING

NO LOADING AND PARKING SPACES SHALL BE LOCATED IN ANY REQUIRED BUFFER AREA. (§188-106.I.3) COMPLIES

300 FEET, RESPECTIVELY, OF THE ENTRANCE OF THE BUILDING BEING SERVED. (§188-106.I.4) COMPLIES

STREET. (§188-106.I.1) **COMPLIES**

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WIDE SPACES. (§188-107.A.1) COMPLIES

LOADING REQUIREMENTS (§188-107.A.1):

REQUIRED LOADING SPACES = 7.9 = 8 SPACES

POSED LOADING SPACES = 25 SPACES

THE SPACE IS BEING PROVIDED. (§188-106.1.2) COMPLIES

2 SPACES + (192.049 - 45.000 SF) X (1 SPACE / 30.000 SF) = 6.9 SPACES

COMPLIES

CURBING BETWEEN VEHICULAR AND PEDESTRIAN WAYS SHALL BE DESIGNED WITH PERIODIC RAMPS FORM THE STREET OR PARKING GRADE TO THE SIDEWALK WHICH SHALL BE NO LESS FREQUENT THAN ONE EVERY 65 FEET AND LOCATED IN ACCORDANCE WITH A PEDESTRIAN CIRCULATION PLAN. (§188-106.C) COMPLIES

ALL LOTS SHALL HAVE PRIVATE WALKWAY ACCESS TO A PUBLIC SIDEWALK IN THE RIGHT-OF-WAY. SUCH ACCESS SHALL BE DESIGNED FOR THE SAFETY, CONTROL, EFFICIENT MOVEMENT, CONVENIENCE AND ENCOURAGEMENT OF PEDESTRIAN TRAFFIC INTO AND OUT OF THE SITE AND TO PROMOTE PEDESTRIAN CIRCULATION GENERALLY WITHIN THE OWNSHIP. ALL SITE PLAN APPLICATIONS SHALL PROVIDE PUBLIC SIDEWALKS ALONG THE ENTIRE FRONTAGE OF THE SUBJECT PROPERTY. PEDESTRIAN WALKSWAYS SHALL BE A MINIMUM OF FOUR FEET WIDE, EXCEPT PEDESTRIAN SIDEWALKS LOCATED IN FRONT OF COMMERCIAL STOREFRONTS, WHICH SHALL BE EIGHT FEET WIDE. WHERE SIDEWALK

ABUT CURBING AND CAR OVERHANG THE SIDEWALK, WIDTHS SHALL BE SIX FEET. (§188-225.G) COMPLIES NONRESIDENTIAL ARCHITECTURAL DESIGN REQUIREMENTS

ROOFLINE OFFSETS SHALL BE PROVIDED ALONG ANY ROOF MEASURING LONGER THAN 75 FEET IN LENGTH IN ORDER TO PROVIDE ARCHITECTURAL INTEREST AND VARIETY TO THE MASSING OF A BUILDING AND RELIEVE THE NEGATIVE VISUAL EFFECT OF A SINGLE, LONG ROOF (§188-228.C) COMPLIES

DEVELOPMENTS WITH FACADES OVER 50 FEET IN LINEAR LENGTH SHALL INCORPORATE WALL PROJECTIONS OR RECESSES A MINIMUM OF THREE-FOOT DEPTH AND SHALL EXTEND OVER 10% OF THE FACADE. DEVELOPMENTS SHALL USE ANIMATING FEATURES SUCH AS ARCADES, DISPLAY WINDOWS, ENTRY AREAS, OR AWNINGS ALONG AT LEAST 65% OF THE FACADE. WALLS OR PORTIONS OF THE WALLS WHERE WINDOWS ARE NOT PROPOSED SHALL HAVE ARCHITECTURAL TREATMENT WHEREVER THEY FACE ADJACENT FREETS OR ADJACENT RESIDENTIAL AREAS. (§188-228.D) COMPLIES

ITEM	CODE	PERMITTED	PROPOSED
MAX. NUMBER OF SIGNS	§256-5.B.1	2 (*)	1
MIN. MONUMENT SIGN SETBACK	§256-5.A.4	10 FT (PROPERTY LINE) 20 FT (HIGHWAY R.O.W.)	10 FT (PROPERTY LINE)
MAX. MONUMENT SIGN DIMENSIONS	§256-5.A.4	12 FT LONG X 3 FT HIGH OR 4 FT LONG X 10 FT HIGH, EXCLUDING THE BASE, WHICH IS TO BE MAX. 2 FT HIGH	9 FT LONG X 3 FT HIGH

** A STORY SHALL NOT EXCEED 12 FEET IN HEIGHT FOR THE PURPOSE OF THESE CALCULATIONS. (§256-5.A.1)

NOT FACE ON THE SAME STREET. TWO OF THE SAME TYPES OF SIGNS ARE PERMITTED. (§256-5.B.1)

PAVEMENT LEGEND			
ASPHALT PAVEMENT			
HEAVY DUTY ASPHALT PAVEMENT			
CONCRETE PAVEMENT/SIDEWALK	4 4 4 4		

NOTE: NO WETLANDS EXIST WITHIN THE PORTION OF THE SITE THAT THE L.O.I. DOES NOT INCLUDE

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

THIS PLAN TO BE UTILIZED FOR SITE

LAYOUT PURPOSES ONLY

1 INCH = 60 FEET

MONMOUTH COUNTY, NEW JERSEY

REVISIONS

COMMENT

REV. PER NJDEP

REV. PER SEWER

REV PER TOWNSHIP

Call before you dir

J210521.01-SPPD-11

NEW JERSEY YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.

PRELIMINARY &

FINAL MAJOR

SITE PLAN

AASTHW

PROPERTY, LLC

WAREHOUSE

SED ZONE

19.02, 19.04 & 19.08 308 & 413 FAIRFIELD ROAD

TOWNSHIP OF HOWELL

09/06/2022 COMMENTS

11/03/2022 COMMENTS

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T. LAM

:PROFESSIONAL ENGINEER.

NEW JERSEY LICENSE No. 47863 NEW YORK LICENSE No. 092942 CONNECTICUT LICENSE No. 30024

PENNSYLVANIA LICENSE No. 76746

SHEET TITLE:

OVERALL SITE LAYOUT PLAN

REVISION 11 - 02/15/2023