



SITE LAYOUT NOTES (Rev. 10/2020)

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS SPECIFIC NOTES.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
- ALL DIRECTIONAL TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
- THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE. STAKE OUT OF LOCATIONS OF PILES, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
- WHEN APPLICABLE, OWNER/OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NJDEP REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
- ALL WEATHERED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT. THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.

TOWNSHIP OF EDISON LAND USE NOTES

APPLICANT:	AAPFD PROPERTY LLC ATTN: DAVID STENBERG 250 WEST NYACK ROAD SUITE 104D WEST NYACK, NEW YORK 10994
PARCEL:	BLOCK 3 B; LOT 20.02 484 PLAINFIELD AVENUE TOWNSHIP OF EDISON MIDDLESEX COUNTY, NEW JERSEY
ZONE:	ZONE: L1 (LIGHT INDUSTRIAL) PROPOSED USE: WAREHOUSE (PERMITTED)

BULK REQUIREMENTS (SCHEDULE 'A')

ITEM	PERMITTED	PROPOSED
MIN. LOT AREA	80,000 SF	185,827 SF (4.26 AC.)
MIN. LOT WIDTH	150 FT	388 FT
MIN. LOT DEPTH	275 FT	438.6 FT
MIN. FRONT YARD	50 FT	77.4 FT
MIN. SIDE YARD	40 FT	40 FT
MIN. SIDE YARD (COMBINED)	80 FT	83.7 FT
MIN. REAR YARD	40 FT	137.5 FT
MIN. ACCESSORY BUILDING REAR YARD	50 FT	N/A
MIN. ACCESSORY BUILDING SIDE YARD	40 FT	N/A
MAX. PERCENT OF LOT COVERAGE BY ALL BUILDINGS AND PAVEMENT	80%	74.9% (139,248 SF)
MAX. PERCENT OF LOT COVERAGE BY ALL BUILDINGS INCLUSIVE OF ACCESSORY BUILDINGS	50%	33% (61,363 SF)
MAX. BUILDING HEIGHT	3 STORIES/45 FT	1 STORY/14.5 FT
MIN. GROSS FLOOR AREA	1 STORY BUILDING- 5,000 SF GREATER THAN 1 STORY BUILDING-5,000 S.F. TOTAL	61,363 SF
MAX. FLOOR AREA RATIO (FAR)	0.5	0.33 (61,363 SF)

PARKING AND ACCESS REQUIREMENTS

ITEM	PERMITTED	PROPOSED
CAR PARKING SPACE SIZE (§37-60.2.A)	9' x 18'	9' x 18'
NUMBER OF CAR PARKING SPACES		
WAREHOUSE (§37-60.3.K) 1 SPACE PER 3,000 SF TOTAL FLOOR AREA (56.363 SF) X (1 SPACE/3,000 SF) = 19 SPACES		
OFFICE (§37-60.3.P) 1 SPACE PER 300 SF GROSS FLOOR AREA (5,000 SF) X (1 SPACE/300 SF) = 17 SPACES		
OVERALL REQUIRED: 36 SPACES		
OVERALL PROPOSED: 62 SPACES		
OVERALL ADA SPACES REQUIRED: 3 ADA SPACES FOR 61-100 PROPOSED SPACES		
OVERALL ADA SPACES PROPOSED: 4 ADA SPACES		
ELECTRIC VEHICLE PARKING SPACES REQUIRED (§14-7): 3% OF THE REQUIRED NUMBER OF PARKING SPACES. SUBJECT TO A MINIMUM OF TWO EVCS PER CATEGORY. THE PROPOSED IMPROVEMENTS SHALL BE INSTALLED TO BE INSTALLED TO ADDITIONAL SPACES IN ORDER TO ALLOW FOR FUTURE EXPANSION OF THE NUMBER OF EVCS TO 7% OF THE REQUIRED NUMBER OF PARKING SPACES.		
EACH EVCS SPACE SHALL COUNT AS TWO REQUIRED PARKING SPACES FOR THE PURPOSES OF ZONING COMPLIANCE. (§14-7.D)		
REQUIRED: 7% X 62 SPACES = 4.34 EVCS		
PROPOSED: 5 EVCS		

OFF-STREET PARKING SPACE MAY BE LOCATED IN THE FRONT, SIDE AND REAR YARDS; PROVIDED, HOWEVER, THAT NO PARKING SPACE SHALL BE NEARER THAN FIFTEEN (15) FEET TO ANY STREET LOT LINE NOR NEARER THAN FIVE (5) FEET TO THE FRONT OF A BUILDING, AND FURTHER PROVIDED THAT COMPLETE BARRIER PERMITTER PARKING IS PROHIBITED. (§37-33.6.B.)

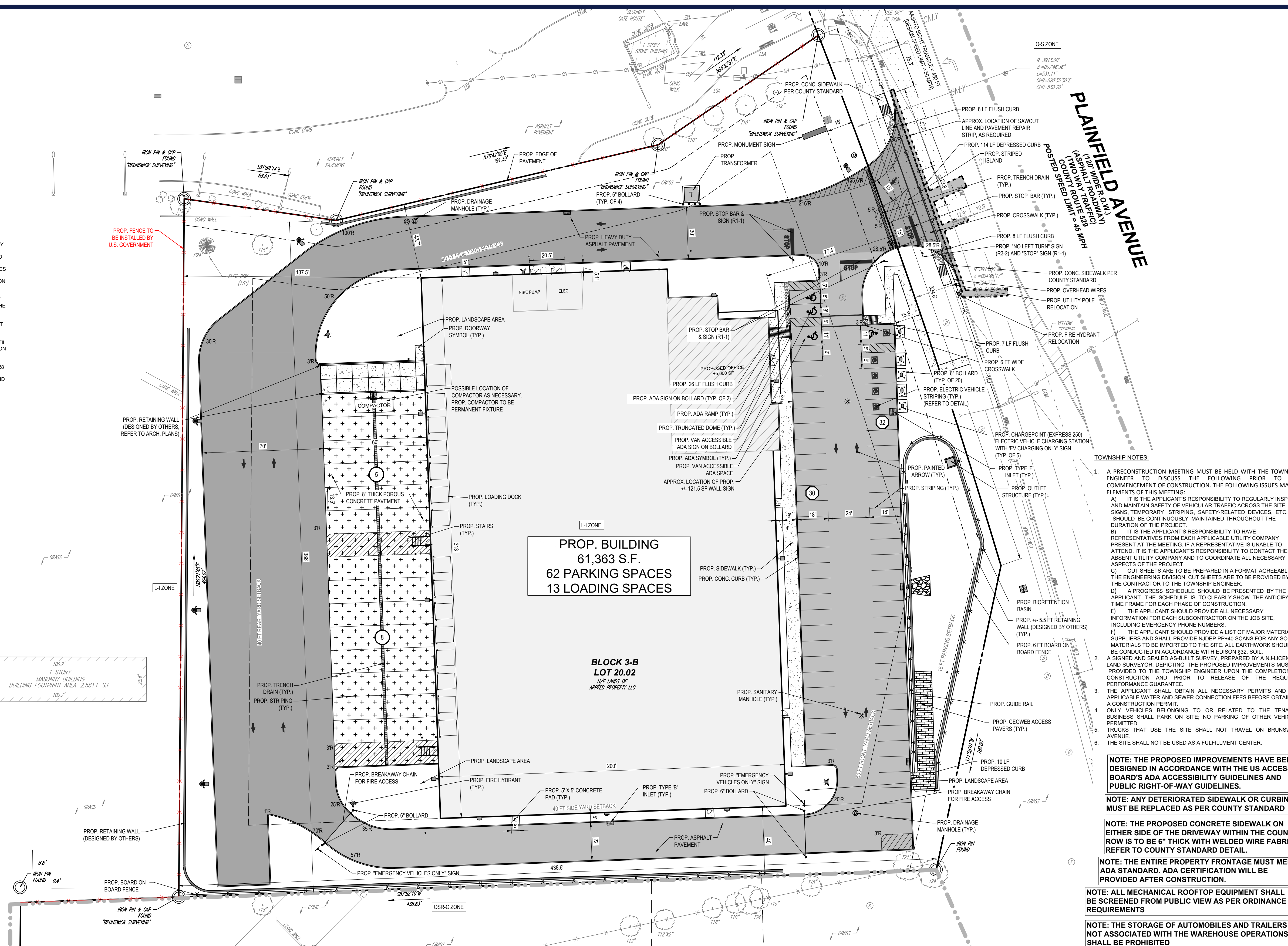
INTERIOR DRIVEWAYS SHALL BE AT LEAST TWENTY-FOUR (24) FEET WIDE WHERE USED WITH NINETY (90) DEGREE-ANGLE PARKING, WHERE THERE IS NO PARKING, INTERIOR DRIVEWAYS SHALL BE AT LEAST TWELVE (12) FEET WIDE FOR ONE-WAY TRAFFIC MOVEMENT AND AT LEAST TWENTY-TWO (22) FEET WIDE FOR TWO-WAY TRAFFIC MOVEMENT (§37-60.2.F.)

A DRIVEWAY, EXCLUSIVE OF CURB RETURN RADII, SHALL BE NOT LESS THAN TWELVE (12) FEET NOR MORE THAN THIRTY-SIX (36) FEET IN WIDTH. (§37-60.2.H.)

AT THE INTERSECTION OF STREETS, EXCEPT LANES AND ALLEYS, A CURB CUT SHALL BE SET BACK NOT LESS THAN TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF TWO (2) CURB LINES OR SUCH LINES EXTENDED AND SHALL BE SET BACK NOT LESS THAN FIVE (5) FEET FROM THE INTERSECTION OF TWO (2) PROPERTY LINES OR SUCH LINES EXTENDED, BETWEEN THE CURB RETURNS FOR ANY TWO (2) DRIVEWAYS SERVING THE SAME PROPERTY, THERE SHALL BE AT LEAST TWENTY-FIVE (25) FEET OF CURB, EXCEPT THAT THIS DISTANCE MAY BE REDUCED TO AS LITTLE AS FIVE (5) FEET WHERE IT IS DEMONSTRATED THAT RESTRICTED FRONTAGE MAKES THIS NECESSARY IN ORDER TO PROVIDE NOT MORE THAN TWO (2) ADEQUATE DRIVEWAYS FOR THE PROPERTY. (§37-60.2.I.)

NO REQUIRED OFF-STREET PARKING AND LOADING SPACE, INCLUDING MANEUVERING AREAS FOR SUCH OFF-STREET PARKING AND LOADING SPACE, SHALL BE LOCATED IN THE AREA BETWEEN THE FRONT BUILDING LINE AND THE STREET RIGHT-OF-WAY LINE IN ANY INDUSTRIAL DISTRICT, UNLESS SPECIFICALLY PERMITTED ELSEWHERE IN THIS CHAPTER. (§37-60.2.R.)

A PRIVATE WALK, IF PROVIDED ADJACENT TO A BUILDING, SHALL BE NOT LESS THAN FOUR (4) FEET IN WIDTH AND SHALL BE IN ADDITION TO THE OTHER REQUIREMENTS OF THIS SECTION. (§37-60.2.O.)



LOADING & TRASH REQUIREMENTS

LOADING AREA

SIDE OF LOADING BERTH / A LOADING BERTH SHALL BE AT LEAST TWELVE (12) FEET WIDE WITH AT LEAST A FIFTEEN (15) FOOT OVERHEAD CLEARANCE. THE LENGTH OF THE LOADING BERTH SHALL BE SUCH THAT THE HORIZONTAL DISTANCE FROM THE FRONT OF A DOCK FOR BACK-IN PARKING TO THE LIMITING BOUNDARY OF THE LOADING AND UNLOADING AREA SHALL BE NOT LESS THAN TWICE THE OVERALL LENGTH OF THE LONGEST VEHICLE EXPECTED TO USE THE FACILITY OR FORTY-EIGHT (48) FEET, WHICHEVER IS THE GREATER. 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. (§37-60.2.T.)

REQUIRED LOADING SPACE SIZE: 147' X 12' (WB#7 EXPECTED)

PROPOSED LOADING SPACE SIZE: 60' X 13.5' (V)

REQUIRED OFF-STREET PARKING 40,000 SF - 100,000 SF = 2 SPACES (§37-60.4.B.1)

PROPOSED LOADING = 13 LOADING DOCKS & 1 DRIVE-IN DOOR/RAMPS

ACCESSORY USE

NO ACCESSORY BUILDING SHALL BE LOCATED WITHIN THE REQUIRED FRONT YARD AREA. (§37-60.4.B.1.)

SIGN REQUIREMENTS

TYPE	REQUIRED	PROPOSED
(§37-60.10.A)	SIGNS SHALL BE ATTACHED TO BUILDINGS AS FOLLOWS:	
	1. A SIGN OR SIGNS ATTACHED TO A MAIN BUILDING SHALL NOT EXCEED ONE AND FIVE-TENTHS (1.5) SQUARE FEET IN AREA FOR EACH ONE (1) FOOT WIDTH OF THE FRONT BUILDING WALL OR TEN (10%) PERCENT OF THE FRONT WALL AREA, WHICHEVER IS GREATER.	
	2. NO ONE (1) SIGN SHALL EXCEED ONE HUNDRED FIFTY (150) SQUARE FEET IN AREA, UNLESS THE FRONT WALL AREA EXCEEDS ONE THOUSAND FIVE HUNDRED (1,500) SQUARE FEET. IN SUCH CASE, THE SIGN SHALL BE PERMITTED TO INCREASE IN SIZE BY ONE (1) SQUARE FOOT FOR EACH TWO HUNDRED (200) ADDITIONAL SQUARE FEET OF FRONT WALL AREA, BUT NOT TO EXCEED THREE HUNDRED (300) SQUARE FEET OF AREA FOR ANY ONE (1) SIGN.	NUMBER OF SIGNS: 1 SIGN AREA: 121.5 SF (10% X 45 FT X 27 FT)
	3. SUCH SIGNS SHALL ONLY ADVERTISE BUSINESS CONDUCTED ON THE PREMISES.	
	4. SUCH SIGNS SHALL NOT PROJECT MORE THAN EIGHTEEN (18) INCHES FROM THE BUILDING FACADE TO WHICH IT IS ATTACHED, PROVIDED, HOWEVER, THAT WHERE A SIGN EXTENDS MORE THAN THREE (3) INCHES FROM THE FACE OF THE WALL, THE BOTTOM EDGE OF THE SIGN SHALL BE NOT LESS THAN EIGHT (8) FEET FROM THE GROUND NOR HAVE A VERTICAL DIMENSION IN EXCESS OF FIFTEEN (15) FEET.	
	5. NO SIGN SHALL BE HIGHER THAN TWENTY (20) FEET FROM THE GROUND NOR PROJECT ABOVE THE ROOFLINE.	
	6. SUCH SIGN MAY BE INTERNALLY LIGHTED WITH NONGLARING LIGHTS OR MAY BE ILLUMINATED BY SHIELDED FLUORESCENT LIGHTS.	

FENCE REQUIREMENTS

(§37-60.11.B) FREESTANDING SIGNS SHALL BE PERMITTED AS FOLLOWS:

- NO FREESTANDING SIGN SHALL EXCEED FIFTEEN (15) FEET IN HEIGHT; THE MAXIMUM WIDTH OF ANY ONE (1) SIDE OF THE SIGN SHALL NOT EXCEED TWENTY (20) FEET AND THE TOTAL SQUARE FOOTAGE OF ANY SUCH SIGN SHALL NOT EXCEED TWO HUNDRED (200) SQUARE FEET IN AREA OR ONE (1) SQUARE FOOT FOR EACH FIVE (5) FEET OF STREET FRONTAGE, WHICHEVER IS LESS. THE TOTAL AREA OF ALL SIGNS ON THE SUBJECT PROPERTY SHALL NOT EXCEED FIVE HUNDRED (500) SQUARE FEET IN AREA IN THE AGGREGATE, AND THE SIGNS SHALL NOT BE CLOSER TO ONE ANOTHER THAN ONE THOUSAND SIX HUNDRED (1,600) FEET.
- SUCH SIGNS SHALL BE SET BACK AT LEAST FIFTEEN (15) FEET FROM THE STREET LINE AND NO SUCH SIGN SHALL ENCRUCH UPON THE REQUIRED SIDE YARD OR REAR YARD SETBACK.
- FREESTANDING SIGNS IN LI ZONE
 - FREESTANDING OR BILLBOARD SIGNS ADVERTISING PRODUCTS OR SERVICES NOT SOLD ON THE PREMISES, FREESTANDING OR BILLBOARD SIGNS ADVERTISING OR DIRECTING YOUR ATTENTION TO ANOTHER PREMISES, AND ANY OTHER SIGN UNRELATED TO THE PREMISES ON WHICH THE SIGN IS ERCTED, SHALL ONLY BE PERMITTED IN THE LI ZONE. NO SUCH SIGN SHALL EXCEED FIFTEEN (15) FEET IN HEIGHT. SUCH SIGNS SHALL BE ONLY ONE-SIDED; AND SUCH SIGNS SHALL NOT EXCEED TWO HUNDRED FIFTY (250) SQUARE FEET IN AREA, AND NO SIGN PERMITTED BY THIS SUBSECTION SHALL BE ERCTED WITHIN TWO THOUSAND FIVE HUNDRED (2,500) FEET OF ANY OTHER SIGN PERMITTED IN THIS SUBSECTION.
 - NO SIGNS PERMITTED BY PARAGRAPH B.1. SHALL ENCRUCH UPON THE REQUIRED FRONT YARD, REAR YARD OR SIDE YARD SETBACKS.

NUMBER OF SIGNS: 1
SIGN AREA: 38.5 SF
SIGN HEIGHT: 3.5 FT
VERTICAL DIMENSION: 3.5 FT
HORIZONTAL DIMENSION: 11 FT
SIGN SETBACK: N/A
SIGN SEPARATION: N/A

GRAPHIC SCALE 1 INCH = 30 FEET

PAVEMENT LEGEND

ASPHALT PAVEMENT	[Symbol]
HEAVY DUTY PAVEMENT	[Symbol]
POROUS CONCRETE	[Symbol]
CONCRETE SIDEWALK	[Symbol]

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

FENCE REQUIREMENTS

IN ANY NONRESIDENTIAL ZONE, FENCES SHALL BE PERMITTED IN THE FRONT, SIDE AND REAR YARDS, A FENCE IN THE SIDE AND REAR YARD OF AN INDUSTRIAL ZONE ONLY MAY EXCEED SIX (6) FEET BUT SHALL NOT EXCEED TEN (10) FEET IN HEIGHT. (§37-4.3.F.4)

IN ADDITION TO THE REGULATIONS OF SUBSECTION 37-4.3, ANY APPLICANT FOR SITE PLAN APPROVAL FOR A NONRESIDENTIAL USE UPON LAND WHICH EITHER ABUTS A RESIDENTIAL ZONE OR RESIDENTIAL USE LAWFULLY EXISTING THEREON, SHALL INSTALL AN EIGHT (8) FOOT HIGH BOARD-ON-BOARD FENCE ON SAID NONRESIDENTIAL PROPERTY FOR THE ENTIRE LENGTH OF THE PROPERTY LINE BETWEEN THE NONRESIDENTIAL PROPERTY AND SAID RESIDENTIAL ZONE OR USE. THE REQUIREMENTS OF THIS SUBSECTION ARE IN ADDITION TO, AND ARE NOT TO BE INTERPRETED AS A SUBSTITUTE FOR, ANY BUFFER AREA THAT MAY BE REQUIRED BY THIS CHAPTER. (§37-4.3.A)

NOTE: THE STORAGE OF AUTOMOBILES AND TRAILERS NOT ASSOCIATED WITH THE WAREHOUSE OPERATIONS SHALL BE PROHIBITED

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	03/01/2022	REV. PER COUNTY COMMENTS	VLM	CRA
2	06/30/2022	REV. PER COUNTY COMMENTS	VLM	CRA
3	08/26/2022	REV. PER TOWNSHIP COMMENTS	VLM	CRA
4	10/03/2022	REV. PER RESO. COMP. & COUNTY COMMENTS	VLM	TXL
5	10/10/2022	REV. PER TOWNSHIP COMMENTS	VLM	TXL

811

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PROJECT No.: J211000
DRAWN BY: CRA / VLM
DATE: 02/15/2022
CHECKED BY: J211000-SITE-5A

PRELIMINARY & FINAL MAJOR SITE PLAN & MINOR SUBDIVISION PLAN

FOR

AAPFD PROPERTY LLC

PROPOSED WAREHOUSE DEVELOPMENT

MAP: 3 | BLK: 3.B | LOT: 20.02
484 PLAINFIELD AVENUE
TOWNSHIP OF EDISON
MIDDLESEX COUNTY, NEW JERSEY

BOHLER

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SITE PLAN

SHEET NUMBER: **C-301**

REVISION 5 - 10/10/2022

