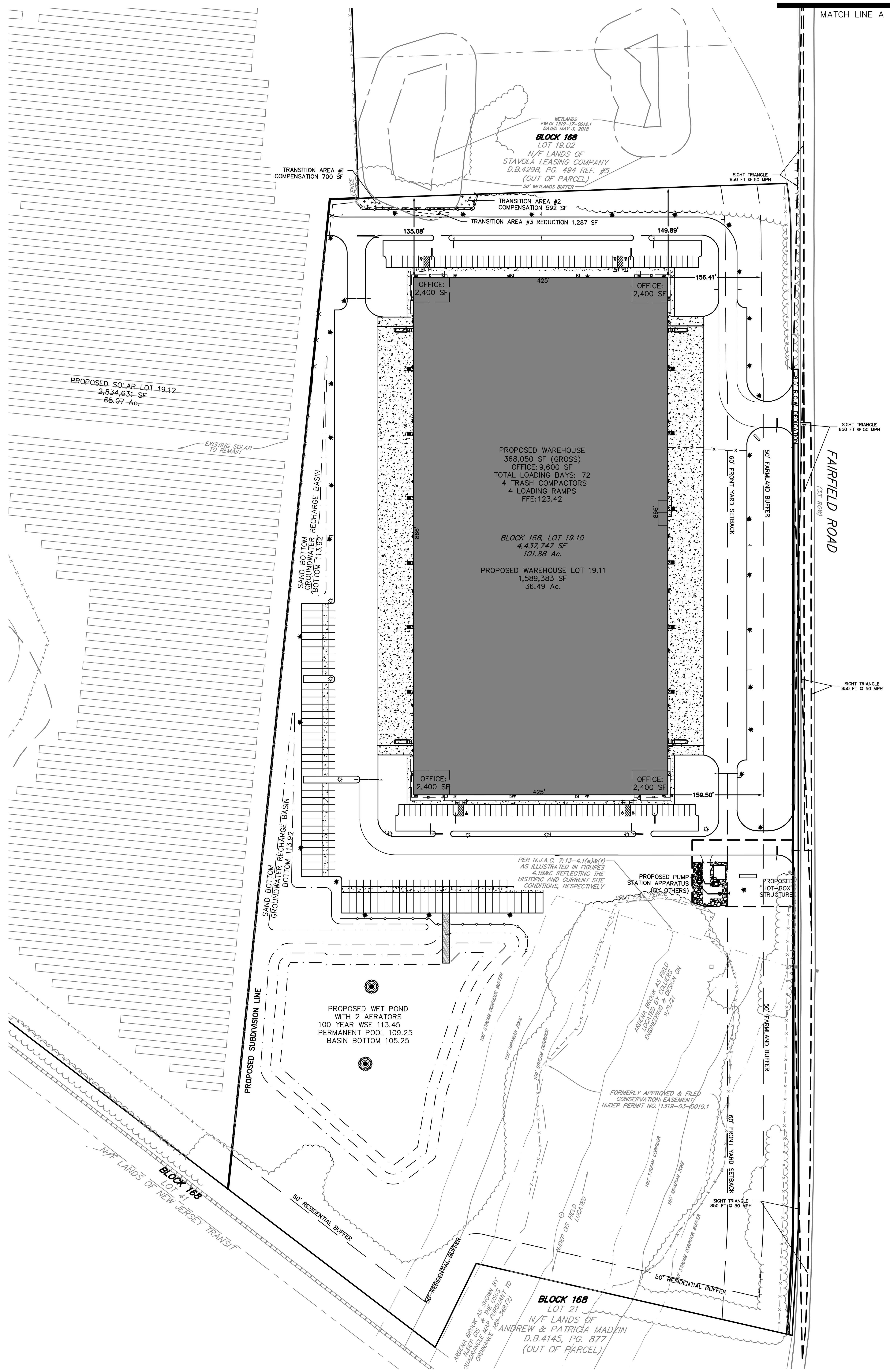

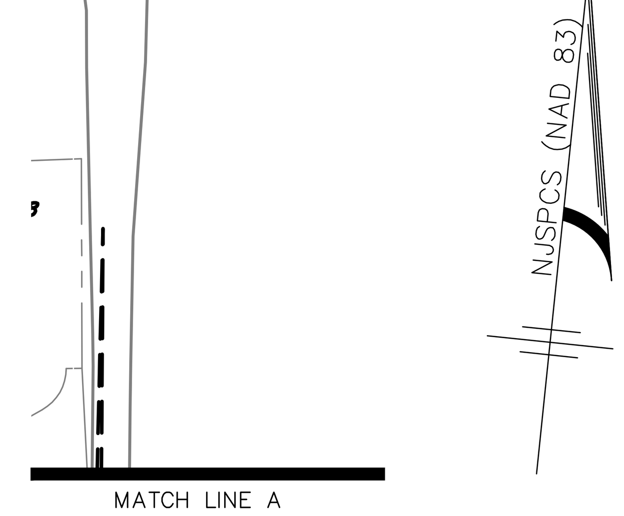

Layout Notes:

1. Project site being known and designated as Block 168, Lots 19.01, 19.07, and 20, as shown on the current tax assessment map of Township of Howell, Monmouth County, New Jersey (Sheet 828), containing 101.88 acres. Subject lots have since been consolidated into Block 168, Lot 19.10. Deed of Consolidation filed with Monmouth County on February 26, 2013.
2. Boundary, topographic information and existing conditions shown based upon map entitled "Partial Topographic Boundary Survey, Lot 19.10, Block 168, Previously Block 168 Lots 20, 19.07, & 19.01, Fairfield Road situated in Township of Howell, Monmouth County, New Jersey" prepared by PAX Surveying & Environmental Consultants, LLC and dated 10/25/19.
3. Site coordinates: 508,364' N, 569,679' E
4. Horizontal Datum: NAD 83 Vertical Datum: NAVD 88
5. All construction to be in accordance with *NJDOT Standard Specifications for Road and Bridge Construction*, latest edition. Pavement striping and/or traffic control signage shall be installed in strict accordance with requirements of *The Manual on Uniform Traffic Control Devices* (MUTCD).
6. All curb and sidewalks shall conform to state and federal barrier free design standards.
7. All sidewalk ramps marked HCR to have detectable warning surface installed in accordance with ADA regulations. All detectable warning strips shall be "replaceable wet-set" or equivalent. Surface mount or "stick on" warning strips are not permitted unless noted otherwise.
8. All proposed curbing to be concrete curb, unless otherwise noted.
9. Existing concrete curbing and/or walks that will be removed shall be removed from an existing expansion joint or saw cut for removal at an existing construction joint.
10. Where concrete curbing will be constructed within, or adjacent to, existing bituminous pavement, it shall be saw cut and removed, clear through to the subgrade, a minimum distance of 18 inches from, and parallel to, the proposed curb face. This requirement may be modified in the field if the Municipal / County Engineer determines that "face forming" of new curbs is more desirable.
11. Sidewalk/walkway risers must be greater than 4" and less than 7".
12. This project has been designed in accordance with New Jersey Administrative Code, Title 5, Chapter 21, "Residential Site Improvement Standards" to the maximum extent feasible.
13. See architect's plans for building elevations and floor plans.
14. All contractors must call the New Jersey One Call System (800-272-1000) in accordance with the Underground Facilities Control Act Law prior to any subsurface activity.
15. The contractor's work shall be in conformance with NJDOT 'Standard Specifications for Road and Bridge Construction', latest edition.
16. All signage to be posted and striping to be installed in accordance with the United States Department of Transportation-Federal Highway Administration, "Manual on Uniform Traffic Control Devices for Street and Highways (MUTCD), latest edition.
17. The contractor shall:
    a. Perform all work for the project in a finished and workmanlike manner to the satisfaction of the owner and in accordance with the best recognized trade practices.
    b. Be responsible to maintain the site in a clean and organized manner.
    c. Dispose of any and all construction debris in accordance with any local, state, or federal requirements.
    d. Repair any damage to public streets, curbs, sidewalks and utilities as a result of construction activities.
    e. Coordinate the construction schedule with the owner prior to start of work.
    f. Obtain any required road opening permits and perform work in accordance with AHJ requirements.
    g. Be responsible to provide traffic control including barricades, lighting, signage etc. as may be necessary for completion of the project.
    h. Be responsible for site safety & security and the means & methods of construction for project duration.
    i. Confirm the location of all utilities prior to start of construction by requesting a utility mark out and completing test pits as necessary.
    j. Notify the owner and engineer of any required field change immediately.
    k. Maintain dimensioned redline plans of all installed infrastructure and improvements that shall be provided to the owner / engineer noting the locations of all underground infrastructure such as electric conduit, water lines, roof leader collection piping etc.
    l. Only import certified clean fill (if required) in accordance with NJDEP Technical Requirements N.J.A.C 7:26E. All imported material requires approval by owner and their environmental consultant prior to placement onsite.

PROJECT NAME: Howell Warehouse			Zone: Highway Development 2 (HD-2)	
State Planning Area PA-5 Environmentally Sensitive				
Existing Use Proposed Use			Solar Farm[1], Vacant Land Solar Farm[1], Warehouse[2]	
Block 168; Lot 19.10;				
	Required	Existing	Proposed	Complies
Min. Lot Area	80,000 SF	4,437,747 SF	1,589,383 SF[3,7]	Yes
Min. Lot Frontage	200 Ft	1616.6 Ft	1614.6 Ft[4]	Yes
Min. Side Yard Setback	Not specified	N/A	N/A	N/A
Min. Front Yard Setback measured from Farmland buffer	60 Ft	77.9 Ft	156.41 Ft[5]	Yes
Min. Rear Yard Setback	Not Specified	N/A	N/A	N/A
Max. Impervious Coverage	70%	5.0%	22.4%[6,7]	Yes
Max. Building Height	45 Ft	25 Ft	≤ 45 Ft	Yes

1) *Solar farm exists on a portion of the property and will remain as Proposed Solar Lot 19.12. No additional solar is proposed.*
2) *Use Variance, Bulk Variances and Preliminary Major Site Plan Approval received per Zoning Board of Adjustment Resolution No. 20-18, Case No. 20-101, dated 12/14/20. An additional D(1) Use Variance was granted for having two principal uses (solar farm and warehouse) on a single lot.*
    - *Bulk Variance Relief was also granted as follows:*
        a. *For accessory structures within the front yard (118-11. B)*
        b. *For structures located within 100 ft. of the Ardena Brook Stream Corridor and 100 ft. Stream Corridor buffer (188-34)*
        c. *For not providing a 50 ft. farmland buffer along the eastern property frontage (188-63A)*
        d. *For site improvements located within the buffer areas (188-63D)*
        e. *For not providing a four season buffer (188-63E)*
        f. *For not complying with the sign ordinance (256-5B)*
3) *Area relative to Proposed Warehouse Lot 19.11 is 1,589,383 Sf or 36.49 Ac.*
4) *Right of Way dedication of 8.5 feet along the frontage.*
5) *Front yard setback distance to Farmland buffer, measured after proposed R.O.W. dedication.*
6) *51.1% relative to Proposed Warehouse Lot 19.11.*
7) *Use Variance, Bulk Variance and Preliminary & Final Major Subdivision Approval received per Zoning Board of Adjustment Resolution No. 21-19, Case No. 20-101SD, dated 7/26/21. D(2) variances were granted for expansion of present uses on each of the proposed lots. Variance relief was also granted for proposed Lot 19.12 without accessible frontage on a street.*
8) *The site plan remains predominately consistent with the above summary of granted approvals. None of the granted relief has been exacerbated by revisions since that time.*

Proposed Signage Chart

Monument Sign[1] Ord. § 256-5A.(4)	Required	Proposed	Complies
Min. Front Yard Setback	10 FT to prop line 20 FT to R.O.W. of highway	55 Ft	Yes
Max. Sign Width	12 FT	12 FT	Yes
Max. Sign Height[2]	3 FT	3 FT	Yes
Max Base Height	2 FT	2 FT	Yes
Max. No. Signs	1	1	Yes

1) *The base of the monument sign shall be planted with shrubs and / or seasonal flowers.*
2) *Excludes height of base.*

Wetlands Transition Areas		
	Reduction	Compensation
Area 1		700 SF
Area 2		592 SF
Area 3	1,287 SF	
Total	**1,287 SF**	**1,292 SF**
Net Addition = +5 SF		

Existing Onsite Transition Area = 3,733 SF

PARKING REQUIREMENTS

Proposed Use	Ordinance Requirement	Proposed Building Area	Parking Required	Standard Parking Provided	Tractor Trailer Parking Provided
Warehouse	1 space per 5000 GFA	358,450 SF	72	72 (9' x 19')	64 (12' x 55')
Office	1 space per 300 GFA	9,600 SF	32	33 (9' x 19')	N/A
TOTAL		368,050 SF	104	105	64

* GFA = Gross Floor Area

LEGEND

- EXISTING BOUNDARY
- EXISTING CURB
- PROPOSED CURB
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED SETBACK
- EXISTING FENCELINE
- PROPOSED FENCELINE
- 100-YR WATER SURFACE ELEV.
- BASIN BOTTOM

80 40 0 80 160 240
60 20
GRAPHIC SCALE
1 INCH = 80 FEET

Date	Revisions	Drawn By	Checked By
03/17/22	RESOLUTION COMPLIANCE	DJS	MVW
02/02/22	RESOLUTION COMPLIANCE	DJS	MVW
12/02/21	NJDEP TAW COMMENTS	DJS	MVW
11/09/21	NJDEP RIPARIAN ZONE & PUMP STATION COORD.	DJS	MVW
08/02/21	RESOLUTION COMPLIANCE AND FINAL SITE PLAN	EMD	MVW
02/17/21	NJDEP WETLANDS SUBMISSION	EMD	MVW
07/31/20	TOWN AND FSCD REVIEW	DJS	MVW

DRAWN BY: DJS
CHECKED BY: MVW
RELEASED BY:
DATE: 12/04/19
HORIZONTAL SCALE: 1"=80'
VERTICAL SCALE: N/A
PROJECT No.: RSR-191
DRAWING NAME: 03-GSS.dwg

Louis L. Zuegner IV, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE04226500
Date 03/17/22

FINAL MAJOR SITE PLAN APPLICATION of AARSHW PROPERTY LLC
for premises previously referred to as ROCK SOLID REALTY (NJ CORP)
BLOCK 168, LOT 19.10
OVERALL GEOMETRY, SIGNAGE & STRIPING PLAN
SITUATED IN
TOWNSHIP OF HOWELL, MONMOUTH COUNTY, NEW JERSEY

MidAtlantic Engineering Partners, LLC
Louis L. Zuegner IV P.E. PE No. GE04226500
Matthew Zuegner P.E. PE No. GE04xxxx
William J. Parkhill II P.E. PE No. GE04753800
Certificate of Authorization No. 24GA28184000
Gateway 195 Centre
5 Commerce Way, Suite 200
Hamilton, NJ 08691
609-910-4450

File Name: G:\Rock Solid Realty\JOBS\RSR-191 Howell Warehouse\DWG\03-GSS.dwg
Plot time: Mar 17, 2022 - 10:42am