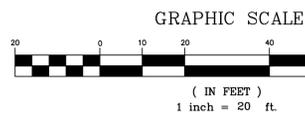
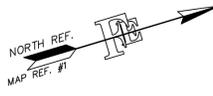


GENERAL NOTES - APPLIES TO ALL SHEETS

- THIS PROPERTY IS LOCATED IN THE HC ZONE AS DEPICTED ON THE MONTGOMERY TOWNSHIP TAX MAP SHEET 55.
- BOUNDARY AND EXISTING CONDITIONS FROM SURVEY ENTITLED, "LOCATION AND TOPOGRAPHIC SURVEY OF 1276 ROUTE 206, LOT 64 IN BLOCK 28001" DATED 4/21/2006, PREPARED BY BERTIN ENGINEERING ASSOCIATES, INC., GLEN ROCK, NJ.
- PROPOSED BUILDING FOOTPRINT FROM ARCHITECTURAL PLANS ENTITLED PROPOSED DUNKIN', DATED SEPTEMBER 9, 2021, PREPARED BY OK-A ARCHITECTS, P.C., RUTHERFORD, NJ.
- EXISTING SANITARY SEWER INFORMATION TAKEN FROM A PLAN ENTITLED "SANITARY SEWER EXTENSION BLOCK 29002, LOT 46 & ROUTE 206 CONSTRUCTION PLAN & DETAILS" DATED SEPTEMBER 16, 2005, LAST REVISED SEPTEMBER 24, 2009 PREPARED BY MENLO ENGINEERING ASSOCIATES, INC., HIGHLAND PARK, NJ.
- SOIL BOUNDARIES AND IDENTIFICATIONS DEPICTED ON THE PLANS TAKEN FROM THE USDA WEB SOIL SURVEY.
- ALTHOUGH THIS PROJECT PROPOSES <1 ACRE OF DISTURBANCE AND <0.25 ACRES OF NEW IMPERVIOUS SURFACES, AND IS NOT CONSIDERED A NUDEP "MAJOR DEVELOPMENT", THE SITE IS CLASSIFIED AS A "MAJOR DEVELOPMENT" PER THE TOWNSHIP'S ADOPTED ORDINANCE.
- ALL CONSTRUCTION ON THIS PROJECT SHALL BE IN ACCORDANCE WITH TOWN STANDARDS AND INSPECTIONS AND AS GOVERNED BY THE 2007 U.S. CUSTOMARY ENGLISH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.
- CONTRACTOR TO NOTIFY TOWNSHIP ENGINEER 48 HOURS IN ADVANCE OF ANY LAND DISTURBANCE.
- THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THESE PLANS SHALL NOT BE CONSIDERED CONSTRUCTION DOCUMENTS UNTIL ALL APPLICABLE PERMITS HAVE BEEN OBTAINED BY THE DEVELOPER, ALL CONDITIONS OF THE MUNICIPAL RESOLUTION HAVE BEEN SATISFIED, AND THE PLANS HAVE BEEN SIGNED BY THE BOARD CHAIR, BOARD SECRETARY AND BOARD ENGINEER.
- THESE PLANS ARE NOT VALID UNLESS SIGNED AND SEALED BY THE LICENSED PROFESSIONAL SHOWN HEREON.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE EXISTING UTILITIES AND COORDINATING THE CONNECTION WITH MUNICIPALITY AND UTILITY COMPANIES.
- THERE SHALL BE NO BURYING OF DEBRIS, TREES, STUMPS OR CONSTRUCTION MATERIAL ON-SITE.
- THE PROPOSED STRUCTURE IS TO BE SERVED BY PUBLIC WATER & SEWER.
- THERE ARE NO FRESHWATER WETLANDS AND WATERS PRESENT ON THE SUBJECT PROPERTY PER NUDEP L.O.I. FILE NO. 1813-13-00021, ACTIVITY NUMBER FW130001.
- THIS PROJECT IS NOT SUBJECT TO ANY FLOOD HAZARD AREAS OR SPECIAL WATER RESOURCE PROTECTION AREAS.
- THERE ARE NO CATEGORY ONE STREAMS AFFECTED BY THE PROPOSED CONSTRUCTION PER NUDEP GEO WEB MAPPING SOFTWARE.
- OWNER/APPLICANT/BUILDER/CONTRACTOR TO NOTIFY DESIGN ENGINEER IMMEDIATELY IF ANY PLAN INCONSISTENCIES EXIST.
- NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL.
- OUTSIDE AGENCY APPROVALS ARE REQUIRED FROM THE SOMERSET COUNTY SOIL CONSERVATION DISTRICT AND THE SOMERSET COUNTY PLANNING BOARD.
- CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES. APPLICABLE SAFETY CODES SHALL MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS AND ADDITIONS THERE TO OF THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S "OCCUPATIONAL SAFETY AND HEALTH STANDARDS" (OSHA); SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION OF THE STATE OF NEW JERSEY, DEPARTMENT OF LABOR AND INDUSTRY, BUREAU OF ENGINEERING AND SAFETY, "CONSTRUCTION SAFETY CODE," AND "MAINTENANCE, CONSTRUCTION AND DEMOLITION," AND "BUILDING CODE."
- ALL SOIL TESTING FOR STRUCTURAL COMPONENTS TO BE DONE BY OTHERS. THIS INCLUDES BUT IS NOT LIMITED TO STRUCTURAL STABILITY, WATER TABLE ELEVATION, FOOTING DESIGN, PRESENCE OR ABSENCE OF BURIED OR UNSUITABLE MATERIAL AND DEPTH TO ROCK. SITE DESIGN ENGINEER ACCEPTS NO LIABILITY FOR LOST TIME OR ADDITIONAL EXPENSE DUE TO CHANGES OCCURRING FROM AFORESAID CONDITIONS.
- BUILDER/OWNER/CONTRACTOR OR AUTHORIZED REPRESENTATIVE TO APPROVE PROPOSED BUILDING ELEVATIONS AND LOCATION PRIOR TO ANY EXCAVATION. IF CHANGES ARE REQUESTED, THE SITE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY. THE SITE ENGINEER ACCEPTS NO LIABILITY FOR LOST TIME OR ADDITIONAL EXPENSE DUE TO ANY CHANGES OCCURRING FROM FIELD MODIFICATIONS.
- THE OWNER, FERRIERO ENGINEERING, INC. TO PERFORM CONSTRUCTION STAKE OUT OF ANY COMPONENT OF THE WORK HAS ACKNOWLEDGED THEIR REVIEW AND APPROVAL OF THE LOCATION AND ELEVATION OF ALL IMPROVEMENTS SHOWN.
- THE STANDARD OF CARE FOR ALL PROFESSIONAL ENGINEERING AND RELATED SERVICES PERFORMED OR FURNISHED BY FEI UNDER THIS AGREEMENT WILL BE THE CARE AND SKILL ORDINARILY USED BY MEMBERS OF THE SUBJECT PROFESSION PRACTICING UNDER SIMILAR CIRCUMSTANCES AT THE SAME TIME AND IN THE SAME LOCALITY. FEI MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, UNDER THIS AGREEMENT OR OTHERWISE IN CONNECTION WITH THE SERVICES PROVIDED.
- FERRIERO ENGINEERING, INC. MAY USE ALL INFORMATION CONTAINED IN OUTSIDE CONSULTANTS REPORTS, DATA, SURVEYS AND INSTRUCTIONS FROM THE CONSULTANTS THAT HAVE BEEN HIRED BY THE CLIENT TO WORK ON THIS PROJECT IN PERFORMING ITS SERVICES AND IS ENTITLED TO RELY UPON THE ACCURACY AND COMPLETENESS THEREOF. FEI SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY THE CLIENT AND/OR THE CLIENT'S CONSULTANTS AND/OR CONTRACTORS.
- FEI SHALL NOT AT ANY TIME SUPERVISE, DIRECT, OR HAVE CONTROL OVER ANY CONTRACTORS WORK, NOR SHALL FEI HAVE AUTHORITY OVER OR RESPONSIBILITY FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION SELECTED OR USED BY ANY CONTRACTOR, FOR SAFETY PRECAUTIONS AND PROGRAMS OF INCIDENTS TO A CONTRACTOR'S WORK PROGRESS, NOR FOR ANY FAILURE OF ANY CONTRACTOR TO COMPLY WITH LAWS AND REGULATIONS APPLICABLE TO CONTRACTORS WORK. THE CLIENT WAIVES ANY CLAIMS AGAINST FERRIERO ENGINEERING, INC. ARISING FROM ERRORS, OMISSIONS, OR INACCURACIES IN DOCUMENTS OR OTHER INFORMATION PROVIDED TO US BY OTHERS.
- FEI SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR OF ANY CONTRACTORS AGENTS OR EMPLOYEES OR ANY OTHER PERSONS AT THE PROJECT SITE OR OTHERWISE FURNISHING OR PERFORMING ANY CONSTRUCTION WORK, OR FOR ANY DESIGN MADE OR INTERPRETATIONS OR CLARIFICATIONS OF THE CONSTRUCTION CONTRACT GIVEN BY CLIENT WITHOUT THE CONSULTATION AND ADVICE OF ENGINEER.
- ALL DESIGN DOCUMENTS PREPARED OR FURNISHED BY FEI ARE INSTRUMENTS OF SERVICE, AND FEI RETAINS AN OWNERSHIP AND PROPERTY INTEREST (INCLUDING COPYRIGHT AND THE RIGHT TO REUSE) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. THE CLIENT MAY OBTAIN COPIES FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE PROJECT PROVIDED THAT FEES FOR SERVICES RENDERED HAVE BEEN PAID IN FULL. IN ADDITION, THE REASONABLE COSTS OF RESEARCH AND REPRODUCTION FOR COPIES OR RECORDS SHALL BE PAID.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- THE EXISTING UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS IS APPROXIMATE AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL INFORMATION. THE CONTRACTOR SHALL CALL UNDERGROUND UTILITIES 1 (800) 272-1000 FOR MARKOUT PRIOR TO EXCAVATION. TEST PITS SHALL BE EXCAVATED BY THE CONTRACTOR AT ALL CROSSINGS PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING LOCATIONS, ELEVATIONS, MATERIALS, AND SIZES. TEST PIT DATA SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED.
- EXCAVATED UNSUITABLE MATERIAL SHALL BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO CONSTRUCTION.
- STRUCTURES AND IMPROVEMENTS ON ADJACENT PROPERTIES ARE APPROXIMATE PER AERIAL PHOTOGRAPHY.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE AT THE CONTRACTORS OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB SURFACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- SANITARY LATERALS SHALL BE PVC SCHEDULE 40 OR PVC SDR 35 UNLESS INDICATED OTHERWISE.
- ADJACENT IMPROVEMENTS AND STRUCTURES TAKEN FROM AERIAL PHOTOGRAPHY.
- AN AS-BUILT PLAN CERTIFIED BY A PROFESSIONAL LAND SURVEYOR SHALL BE SUPPLIED AT THE COMPLETION OF CONSTRUCTION.
- A NEW JERSEY PROFESSIONAL ENGINEER SHALL CERTIFY THE CONSTRUCTED IMPROVEMENTS ARE BUILT IN ACCORDANCE WITH THE APPROVED PLANS.
- THIS PROJECT WILL REQUIRE 8 CY OF EXPORT, CONTRACTOR TO VERIFY, PRIOR TO EXPORTING ANY MATERIAL, APPROVAL FROM MONTGOMERY TOWNSHIP PLANNING BOARD IS REQUIRED.
- MAXIMUM NUMBER OF 4 EMPLOYEES FOR THE MORNING SHIFT, 3 EMPLOYEES FOR THE AFTERNOON SHIFT AND 2 EMPLOYEES FOR THE EVENING SHIFT.
- HOURS OF OPERATION ARE FROM 5AM TO 10 PM 7 DAYS A WEEK.

STANDARD CONSTRUCTION NOTES FOR ROAD IMPROVEMENTS

- Prior to the initiation of any excavation or construction within any street, road, or right of way under the jurisdiction of the Somerset County Board of Chosen Freeholders, a Somerset County Road Opening Permit shall be obtained from the Office of the County Engineer.
- The Office of the County Engineer is to be notified seventy-two (72) hours in advance of commencement of construction of any improvements under the jurisdiction of the County of Somerset. Grade construction sheets will be submitted at this time. These grade construction sheets are to be signed and sealed by a professional land surveyor.
- As indicated in the "Manual on Uniform Traffic Control Devices," proper and sufficient construction warning signs are to be provided and maintained by contractors performing construction work along County roads. Said signs are to be maintained until construction is completed and approved by the appropriate County inspection personnel.
- All improvements under the jurisdiction of the County of Somerset are to be constructed in accordance with Somerset County Specifications.
- All mailboxes, located within the construction improvements in the County R.O.W. will be reset in accordance with the owner of the mailbox and the postmaster.
- Information monuments, markers, disks, rivets of the National Geodetic Control Survey may be obtained from the New Jersey Department of Transportation, Geodetic Division, 1035 Parkway Avenue, Trenton, NJ, telephone #(609) 530-5641; or the Somerset County Engineering Division, telephone #(908) 231-7024, ext. 7512.
- The New Jersey Geodetic Control Survey, at the above address, is to be notified two (2) weeks in advance of commencement of construction of any improvements in order to preserve the resetting of existing monuments, or installation of new monuments if required by the County.



VARIANCES/DESIGN WAIVERS APPROVED SEPT. 22, 2015:

- 16-6.1m(1): D-3 VARIANCE REQUESTED FOR DRIVE THROUGH WINDOW FOR RESTAURANT. DUNKIN' INTENDS TO HAVE A DRIVE THROUGH WINDOW LOCATED WITHIN A SHOPPING CENTER.
- 16-6.1m(2): D-3 VARIANCE REQUESTED FOR A DRIVE THROUGH WINDOW FOR DUNKIN' RESTAURANT WITH DIRECT VEHICULAR ACCESS TO A PUBLIC STREET.
- 16-4.12.d: MINIMUM LOT AREA REQUIREMENT IS 1 ACRE WHERE THE PROPOSED LOT AREA IS 0.5107 AC.
- 16-4.12.d: MINIMUM LOT WIDTH AND FRONTAGE REQUIREMENT IS 150 FEET WHERE THE PROPOSED IS 143.46 FEET.
- 16-4.12.d: MINIMUM LOT DEPTH REQUIREMENT IS 150 FT WHERE THE PROPOSED IS 147.59 FT.
- 16-4.12.d: MINIMUM REAR YARD REQUIREMENT IS 50 FT WHERE THE PROPOSED IS 33.5 FT.
- 16-4.12.d: LOT COVERAGE, THE MAXIMUM ALLOWABLE IS 55% WHERE 78.5% IS PROPOSED.
- 16-4.12e.5.a VISUAL BREAKS, THE BUILDING WILL HAVE BREAKS IN COLOR AND FINISHES.
- 16-4.12e.5.d FRONT FACADE SHALL BE CONTINUED AROUND ALL VISIBLY EXPOSED SIDES. STONE FINISH WAS ADDED TO ALL SIDES OF BUILDING.
- 16-4.12.e.6.c ROOF TREATMENT, DECORATIVE FENCING WAS ADDED TO FLAT ROOF
- 16-4.12.e.7.b WINDOWS TO OCCUPY 75% OF FIRST STORY FACADE, 42% PROPOSED
- 16-4.12.f.4.a & 16-4.12.f(5): NO PARKING AREA SHALL BE PERMITTED WITHIN THE FIRST TWENTY-FIVE (25) FEET ADJACENT TO ANY STREET NOR WITHIN THE FIRST FIFTEEN (15) FEET ADJACENT TO ANY OTHER PROPERTY LINE, WHEREAS 3.0' IS PROPOSED ALONG COUNTY ROUTE 518 AND 9.1' ALONG STATE HIGHWAY ROUTE 206.
- 16-4.12.h: OFF STREET LOADING SPACE REQUIRED AT SIDE OR REAR OF BUILDING, NO LOADING SPACE PROVIDED.
- 16-4.12.i: (1) FREE STANDING SIGN PERMITTED, 1 SIGN PROPOSED AND 2 MENU BOARDS PROPOSED.
- 16-5.4.b: THE AVERAGE LIGHT INTENSITY SHALL BE NO MORE THAN 1.0 FC WHERE 2.1 FC IS PROVIDED.

REQUESTED VARIANCES/DESIGN WAIVERS

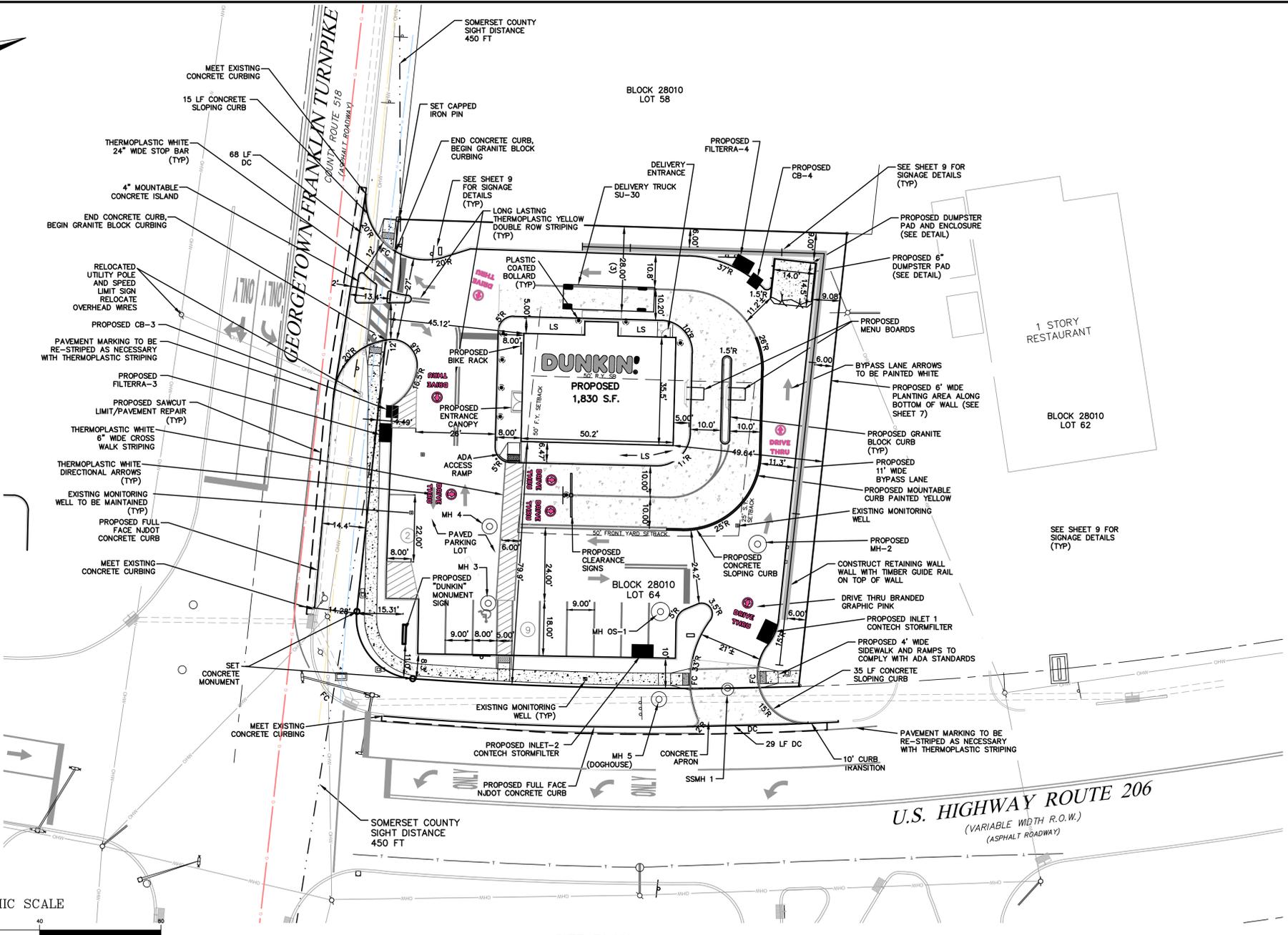
- 16-4.12.d: MINIMUM FRONT YARD REQUIREMENT IS 50 FT WHERE THE PROPOSED IS 45.1 FT.
- 16-4.12.d: MINIMUM REAR YARD REQUIREMENT IS 50 FT WHERE THE PROPOSED IS 28.0 FT.
- 16-4.12.d: LOT COVERAGE, THE MAXIMUM ALLOWABLE IS 55% WHERE 81.3% IS PROPOSED.
- 16-4.12.e.5.c BUILDINGS WITH 2 FRONTAGES SHALL HAVE 2 FACADES, DRIVE-UP WINDOW PROPOSED ON 518 FRONTAGE
- 16-4.12.f.3 REQUIRES 45% OF LOT TO BE LANDSCAPED, 2,865SF OR 12.9% PROPOSED
- 16-4.12.f.4.a & 16-4.12.f.5: NO PARKING AREA SHALL BE PERMITTED WITHIN THE FIRST TWENTY-FIVE (25) FEET ADJACENT TO ANY STREET NOR WITHIN THE FIRST FIFTEEN (15) FEET ADJACENT TO ANY OTHER PROPERTY LINE, WHEREAS 4.4' IS PROPOSED ALONG COUNTY ROUTE 518 AND 8.3' ALONG STATE HIGHWAY ROUTE 206.
- 16-4.12.f.5 REQUIRES A 15' SETBACK FROM THE PROPERTY LINE FOR ALL STRUCTURES, PROPOSED PARKING, DRIVEWAY 7.1' AND RETAINING WALL ARE CLOSER TO PROPERTY LINE. FACE OF RETAINING WALL LOCATED ALONG NORTHERLY AND WESTERLY PROPERTY LINES IS 6.0' TO PROPERTY LINE.
- 16-5.4.b: THE AVERAGE LIGHT INTENSITY SHALL BE NO MORE THAN 1.0 FC WHERE 1.1 FC IS PROVIDED.
- 16-5.6.6.15 STREET TREES REQ'D. AT 50' INTERVALS, 2 STREET TREES PROPOSED, A VARIANCE IS REQUIRED FOR THIS ITEM.
- 16-5.13.f.5 ON-SITE DIRECTIONAL SIGNS, PARKING SIGNS, WARNING SIGNS AND OTHER SIMILAR SIGNS SHALL BE PERMITTED, PROVIDED THEY DO NOT EXCEED TWO SQUARE FEET IN AREA AND NOT DISPLAY ANY TYPE OF ADVERTISING.
- DIRECTIONAL SIGNS PROPOSED 2 SF REQUIRED, GREATER THAN 2 SF PROPOSED, SIGN SIZES VARY.
- 16-8.3(23) LOCATION AND DETAILS FOR ALL EXTERNAL LIGHTING SYSTEMS.
- 16-8.4(29) PLANS, PROFILES AND DETAILS OF PROPOSED IMPROVEMENTS.

OFF-STREET PARKING SCHEDULE	
BASED ON SECTION 16-4.12g RESTAURANTS:	
ONE (1) PARKING SPACE FOR EVERY THREE (3) SEATS	
14 SEATS PROPOSED	
14 SEATS/3.....	4.67 SPACES
TOTAL SPACES REQUIRED = 5.0 SPACES	
TOTAL SPACES PROVIDED = 11.0 SPACES	
(1) ONE VAN ACCESSIBLE PARKING SPACE PROVIDED	

OFF-STREET LOADING SCHEDULE	
BASED ON SECTION 16.4.12h ONE LOADING SPACE REQUIRED (15' X 40')	
NO DEDICATED LOADING SPACE PROVIDED	
LOADING TO BE PERFORMED DURING OFF PEAK HOURS USING DRIVE AISLES (V)	
(V) VARIANCE REQUIRED	

LEGEND

- 540 --- EXISTING CONTOUR LINE
- 520 --- PROPOSED CONTOUR LINE
- 516.3' EXISTING SPOT GRADE
- + 640.00 PROPOSED SPOT GRADE
- EXISTING CURB LINE
- PROPOSED CURB LINE
- EXISTING INLET
- PROPOSED INLET
- EXISTING STORM/SAN PIPE
- PROPOSED STORM SEWER
- EXISTING SITE LIGHT
- PROPOSED SITE LIGHT
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD WIRE
- EXISTING UTILITY POLE
- EXISTING STONE WALL
- EXISTING FENCE
- PROPOSED CONCRETE
- EXISTING SITE LIGHT
- DC DEPRESSED CURB
- FC FLUSH CURB WITH PAVEMENT
- GF GUTTER FLOW
- LS LANDSCAPE AREA



SITE PLAN

ZONE TABLE				
HC-HIGHWAY COMMERCIAL 16-4.12	REQUIRED	EXISTING	PROPOSED - PRE R.O.W. DEDICATION	PROPOSED - POST R.O.W. DEDICATION
MIN. LOT AREA	1 ACRE	0.5197 AC	0.5197 AC (1)	0.5107 AC (2)
MIN. LOT FRONTAGE	150 FT	150.16 FT	150.16 FT	147.58 FT (2)
MIN. LOT WIDTH	150 FT	150.16 FT	150.16 FT	147.58 FT (2)
MIN LOT DEPTH	150 FT	151.68 FT	151.68 FT	151.68 FT
MIN FRONT YARD (3)	50 FT	61.55 FT	47.1 FT	45.1 FT (2)
MIN SIDE YARD (3)	25 FT	38.50 FT	49.6 FT	49.6 FT
MIN REAR YARD (3)	50 FT	49.3 FT	28.0 (2)	28.0 FT (2) (3)
MAX. % IMPERVIOUS LOT COVERAGE	55 %	73.1% (1) 16,554 SF	80.6% (2) 18,244 SF	81.3% (2) 18,091 SF
MAX. BUILDING HEIGHT	30 FT	< 30 FT	28.00 FT (4)	28.00 FT (4)
MAX. FLOOR AREA RATIO	0.20	0.063	0.081 1830 SF	0.082 1830 SF

- (1) EXISTING NON-CONFORMING
- (2) VARIANCE REQUIRED
- (3) MEASURED TO CANOPY, IF APPLICABLE
- (4) MEASURED TO TOP OF CUPOLA

PROPOSED IMPERVIOUS AREA CALCULATIONS	
IMPROVEMENTS	AREAS
PROPOSED BUILDING	1,830 SF
PROPOSED PAVEMENT, WALKS & SITE IMP	15,547 SF
PROPOSED CONCRETE SIDEWALK	867 SF
TOTAL PROPOSED IMP PRE ROW DEDICATION	18,244 SF (80.6%)
SIDEWALK & PAV'T IN ROW DEDICATION AREA	153 SF
TOTAL PROPOSED IMP POST ROW DEDICATION	18,091 SF (81.3%)

THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL AND MAY NOT BE USED FOR CONSTRUCTION UNTIL ALL PERMITS HAVE BEEN OBTAINED

NO.	DATE	REVISION
3	10/14/21	ADDED CONCRETE ISLAND
2	9/15/2021	PER BOARD REVIEW COMMENTS
1	5/20/2021	PER TWP COMPLETENESS REVIEW

DRAWN BY: SCALE: FIELD BOOK:
AMH 1" = 20'

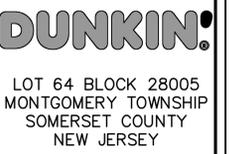
CHKD BY: FILE:
PWF #1046/DWG/BASEMAPS/BASEMAPS-9-2020

PAUL W. FERRIERO
N.J. PROFESSIONAL ENGINEER
NO. GE32978



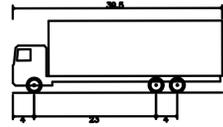
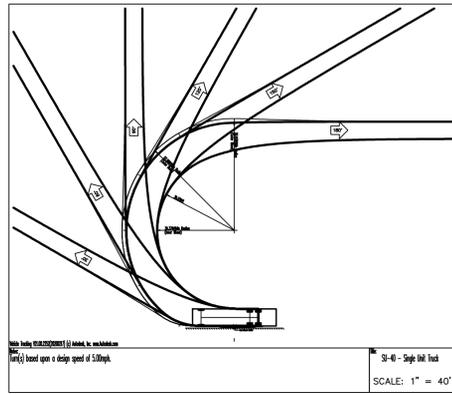
180 MAIN STREET P.O. BOX 571
CHESTER, NEW JERSEY 07930
908-879-6209
CERTIFICATE OF AUTHORIZATION 24GA27935400

SITE PLAN



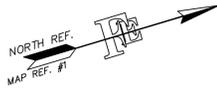
LOT 64 BLOCK 28005
MONTGOMERY TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

SHEET	
3	OF 14
DATE: 2/25/2021	PROJECT NO: 141046
REVISION:	



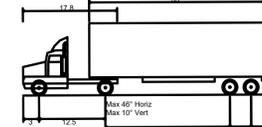
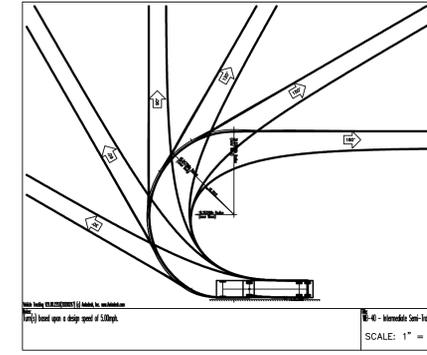
SU-40 - Single Unit Truck
 Overall Length 39.500ft
 Overall Width 8.000ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.367ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 31.80°

39.500ft
 8.000ft
 13.500ft
 1.367ft
 8.000ft
 5.00s
 31.80°



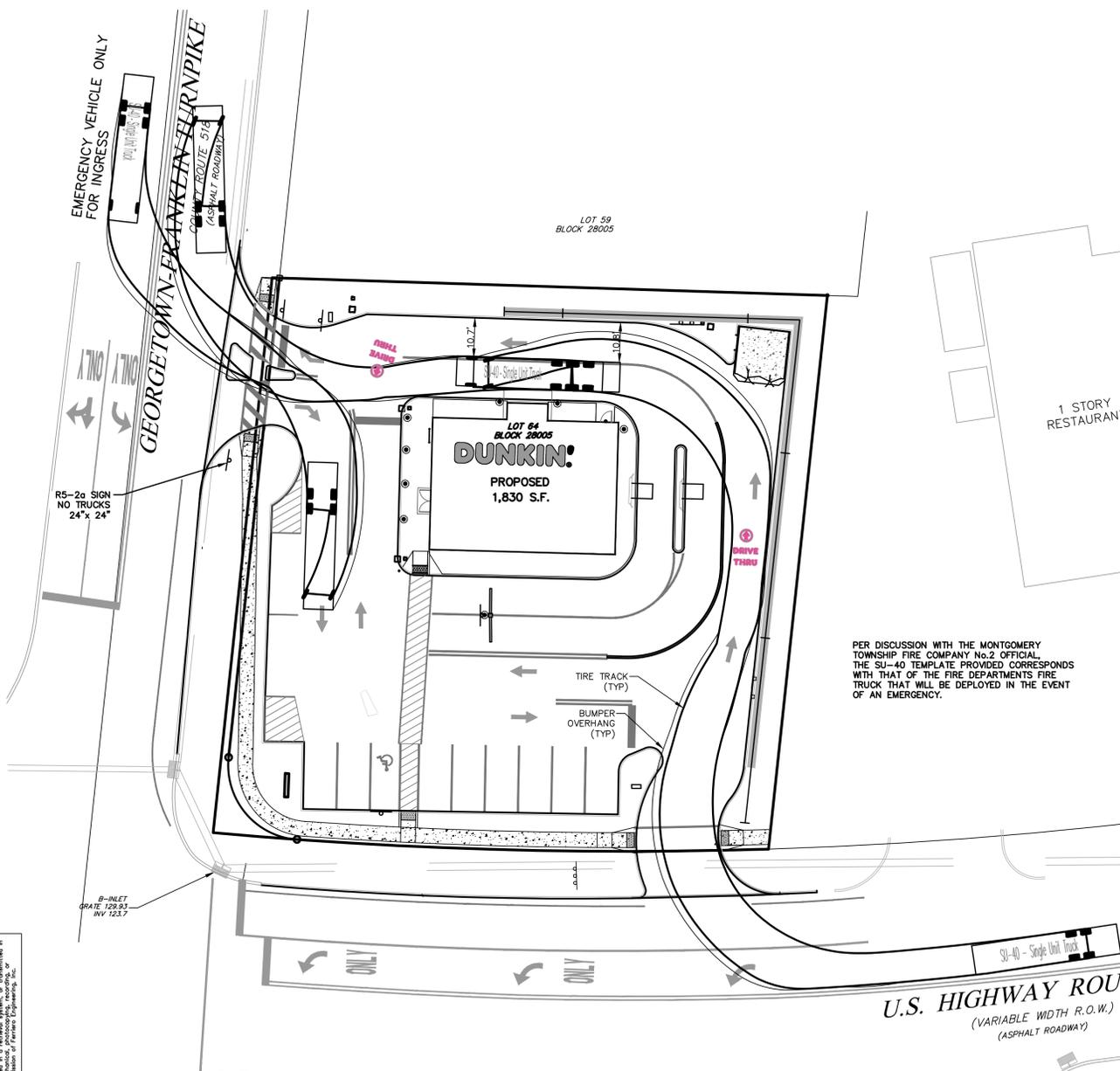
LEGEND

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- PROPOSED STORM SEWER
- EXISTING SITE LIGHT
- PROPOSED SITE LIGHT
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD WIRE
- EXISTING UTILITY POLE
- EXISTING STONE WALL
- EXISTING FENCE
- PROPOSED CONCRETE
- EXISTING SITE LIGHT



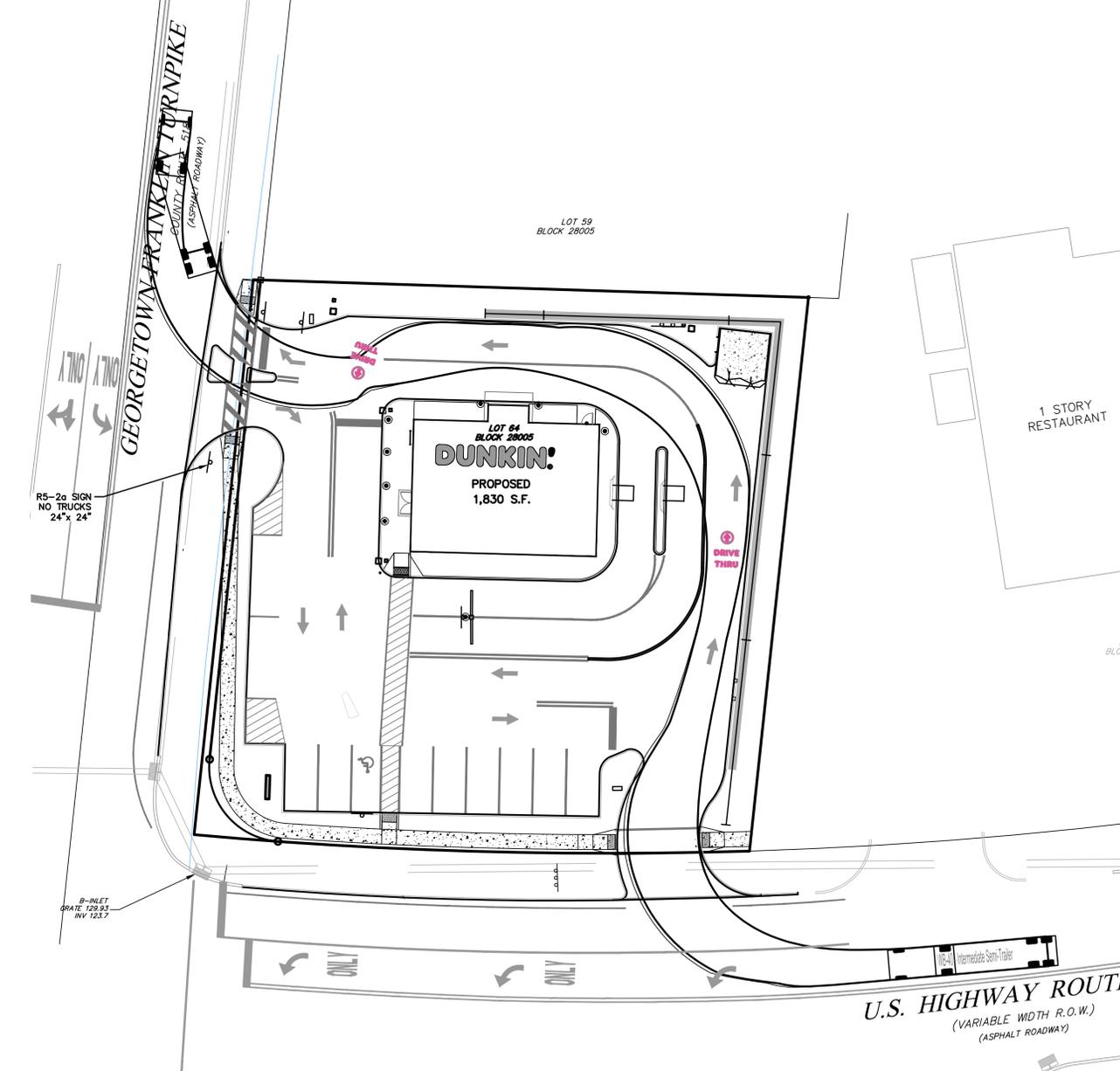
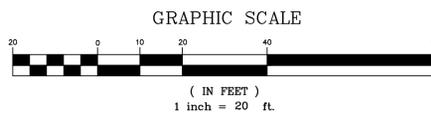
WB-40 - Intermediate Semi-Trailer
 Overall Length 45.499ft
 Overall Width 8.000ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.334ft
 Track Width 8.000ft
 Lock-to-lock time 4.00s
 Max Steering Angle (Virtual) 20.30°

45.499ft
 8.000ft
 13.500ft
 1.334ft
 8.000ft
 4.00s
 20.30°



FIRETRUCK/REFUSE TRUCK CIRCULATION PLAN

SCALE: 1" = 20'

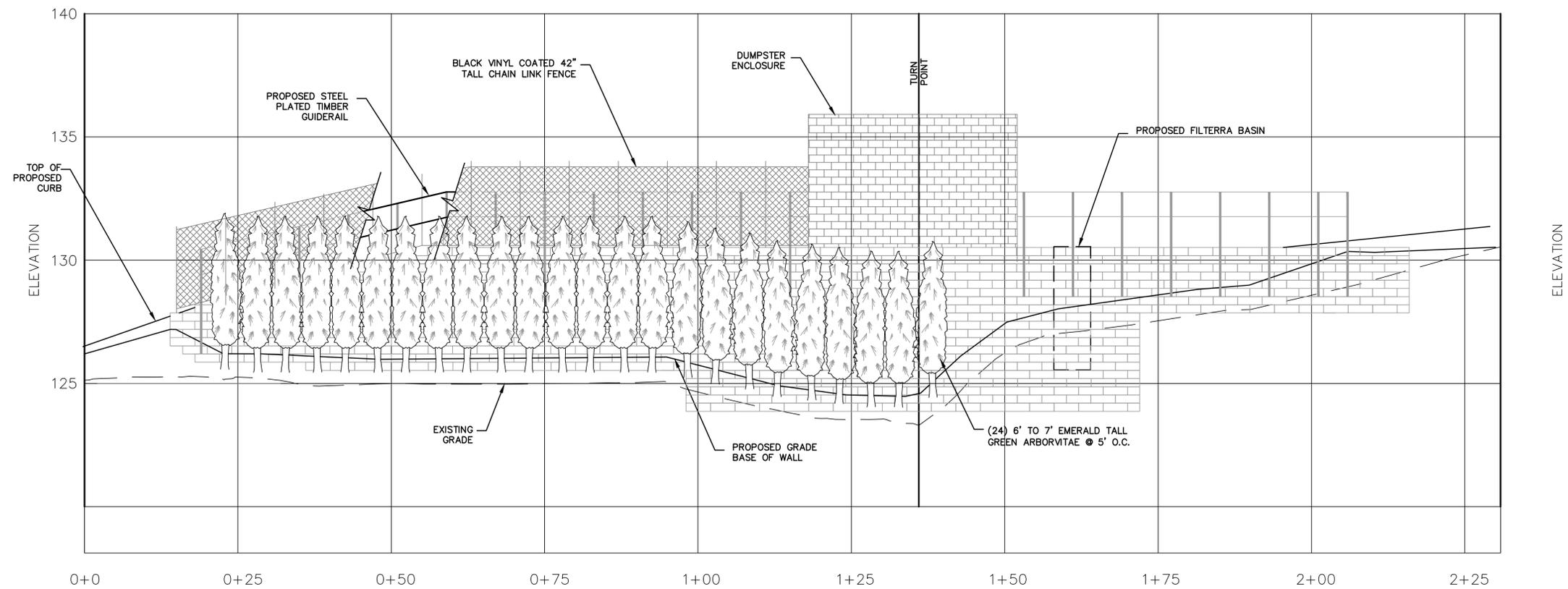


DELIVERY TRUCK CIRCULATION

SCALE: 1" = 20'

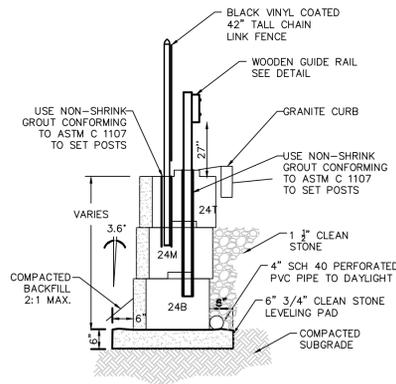
10/14/21 ADDED FIRE OFFICIAL NOTE, ISLAND	
NO. DATE	REVISION
DRAWN BY: SCALE: FIELD BOOK:	
AMH 1" = 20'	
CHKD BY: FILE:	
PWF 11046/DWG/BASEMAPS/BASEMAPS-9-2020	
PAUL W. FERRIERO N.J. PROFESSIONAL ENGINEER NO. GE32978	
 Ferriero Engineering, Inc. 180 MAIN STREET P.O. BOX 571 CHESTER, NEW JERSEY 07930 908-879-6209 CERTIFICATE OF AUTHORIZATION 24GA27935400	
CIRCULATION PLAN	
DUNKIN'	
LOT 64 BLOCK 28005 MONTGOMERY TOWNSHIP SOMERSET COUNTY NEW JERSEY	
SHEET 1 OF 1	
DATE: 8/16/2021	PROJECT NO:
REVISION:	141046

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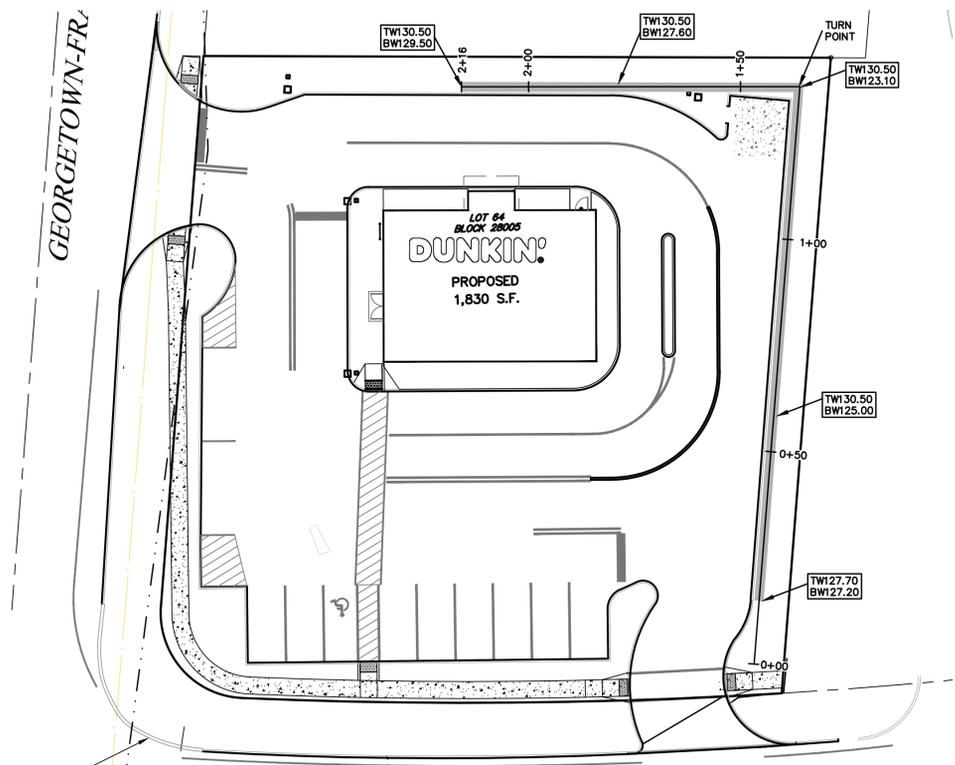


PROPOSED RETAINING WALL PROFILE

SCALE: 1" = 10' HORIZ.
1" = 2.5' VERT.



WALL SECTION
NOT TO SCALE



PROPOSED RETAINING WALL PLAN

SCALE: 1" = 20' HORIZ.

NO.	DATE	REVISION

DRAWN BY: SCALE: FIELD BOOK:
AMH AS NOTED
CHKD BY: FILE:
PWF 11046/DWG/BASEMAPS/BASEMAPS-9-2020

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RETAINING WALL PROFILES

DUNKIN'
LOT 64 BLOCK 28005
MONTGOMERY TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

SHEET
1 OF 1

DATE: 10/08/21 PROJECT NO:
REVISION: 141046



Full Base Block ... no groove on the bottom, provides large bearing surface area. No hole in the block, keeps drainage chimney behind the wall and NOT directly on top of the leveling pad.
As shown: 16"H x 48"W x 84"D and 4146 lbs.

Full Middle Block ... groove on the bottom and tongue on the top. Provides for alignment of the blocks and the standard 1" setback / 3.6" batter.
As shown: 16"H x 48"W x 39"D and 2201 lbs.

Reversible Corner Block ... used for Outside 90 Degree Corners.
As shown: 16"H x 48"W x 24"D and 1401 lbs.

Half Middle Block ... useful for establishing running bond coming off an abutment.
As shown: 16"H x 24"W x 24"D and 667 lbs.

Fitting Block ... unique to ReCon, saves cutting time for contractors when a block needs to be trimmed.
As shown: 16"H x 48"W x 24"D and 1215 lbs.

PROPOSED MODULAR BLOCK WALL SEGMENTS BY RECON WALL SYSTEMS

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