(VACATED PORTION OF ZINKIN AVENUE)
(fka LAUREL AVENUE)
(75' WIDE)

move EV closer to building -how many?

PROP. (10) ELECTRIC VEHICLE SUPPLY EQUIPMENT OR MAKE-READY STATIONS (TYP.)

NADB3

PROP. 14'X17' TRASH ENCLOSURE

S36°42'22"W 445.42'

LIMIT OF RETAINING WALL (TYP.)

PROP. RETAINING WALL (TYP.)

END PROP. CURB & CONC. SIDEWALK

EX. INLET TO REMAIN

PROP. HANDICAPPED RAMP W/ DETECTABLE WARNING SURFACE (TYP.)

N=452150.8668
E=562357.5075

PROP. "NO LEFT TURN SIGN" (R3-2)

PROP. "DO NOT ENTER SIGN" (R5-1)

25.52' EX. PAVMT HALF-WIDTH

WEST CROSS STREET
(50' WIDE)
(f.k.a. HOLEMAN AVENUE)

N=451793.7718
E=562091.2781

7 SPACES

32 SPACES
(10 EV SPACES)

26 SPACES

9 SPACES

PROP. CONC. CURB (TYP.)

13 SPACES

16 SPACES

7 SPACES

21 SPACES

23 SPACES

5 SPACES

147.50'

S53°17'38"E 105.26'

S53°17'38"W 147.50'

N36°42'22"E 371.65'

N40°35'49"W 259.09'

94.81'

93.79'

56.08'

56.55'

55.76'

24.16'

PROPOSED 3-STORY
OFFICE BUILDING
1st. FLOOR OFFICE
(12,300 S.F.)
2nd FLOOR OFFICE
(23,400 S.F.)
3rd FLOOR OFFICE
(23,400 S.F.)
TOTAL = 59,100 S.F.

TOWNSHIP VACATION 4,347 S.F.

COUNTY DEDICATION
4,663 S.F.±

PROP. 12.50 FT. WIDE VACATION OF FRANKLIN BOULEVARD BY LAKEWOOD TOWNSHIP – 4,347.57 S.F.

END PROP. CONC. SIDEWALK; MATCH EXISTING

PROP. STOP BAR & STOP SIGN (TYP.)

LIMIT OF RETAINING WALL (TYP.)

PROP. RETAINING WALL (TYP.)

PROP. HANDICAPPED RAMP W/ DETECTABLE WARNING SURFACE (TYP.)

END PROP. CONC. CURB; MATCH EXISTING

PROP. 15'x295' SIGHT TRIANGLES

PROP. 4' WIDE CONC. SIDEWALK & CONC. CURB (TYP.)

PROP. HANDICAPPED RAMP W/ DETECTABLE WARNING SURFACE (TYP.)

FRANKLIN BOULEVARD
(75' WIDE)

EX. 50.00' R.O.W. FULL WIDTH
15.6'± EX. PAVMT HALF-WIDTH
25.00' EX. R.O.W. HALF-WIDTH
25.00' EX. R.O.W. HALF-WIDTH

13.64' EX. PAVMT HALF-WIDTH

#5731680
#6715.2
#6717.5
#6717.5

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 500, LOT 1 AS SHOWN ON TAX MAP SHEET 102 OF THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF LAKEWOOD, OCEAN COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-40 ZONE AND CONTAINS A TOTAL OF 2.38 Ac. (103,615.11 S.F.)

APPLICANT: DIVVONE EQUITY GROUP L.L.C.
10 OMNI COURT
LAKEWOOD N.J. 08701

OWNER: 100 FRANKLIN HOLDINGS L.L.C.
15 AMERICA AVENUE, SUITE 110
LAKEWOOD N.J. 08701

ZONE R-40

DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 S.F.	103,615.11 S.F.[1]	103,298 S.F.[2] (AFTER DEDICATION/VACATION)
MIN. LOT WIDTH	150 FT.	259.09 FT.	271.91 FT.
FRONT YARD SETBACK (W. CROSS)	50 FT.	VACANT	56.08 FT.
FRONT YARD SETBACK (FRANKLIN)	50 FT.	VACANT	55.76 FT.
SIDE YARD SETBACK	15/40 FT. (ONE/BOTH)	VACANT	66.00 FT. (ONE)
REAR YARD SETBACK	30 FT.	VACANT	93.79 FT.
MAX. BLDG. HEIGHT	35 FT.	VACANT	* 38.5 FT.
MAX. BUILDING COVERAGE	20 %	VACANT	* 22.83 %

* – INDICATES VARIANCE REQUESTED

1– BEFORE DEDICATION/VACATION
2– AFTER DEDICATION/VACATION

PARKING CALCULATIONS

OFFICE – 59,100 S.F.
(1 SPACE PER 250 S.F.) – 59,100/250 = 237 SPACES REQUIRED
EV SPACES REQUIRED (4%) = 227 X 4% = 10 SPACES

TOTAL PARKING SPACES SHOWN = 227 SPACES
EV PARKING SPACES BONUS = 10 SPACES
TOTAL PARKING SPACES PROVIDED = 237 SPACES

MIN. ACCESSIBLE SPACES = 7 SPACES

20 0 20 40
SCALE IN FEET
(1"=20')

REV. NO.	DATE	DESCRIPTION
1.	10/13/2023	REVISED PER RVE 10/24/2022 REVIEW LETTER & COUNTY ENGINEER MEMO DATED 2/3/2023.

LAYOUT PLAN
PRELIMINARY AND FINAL MAJOR SITE PLAN
FRANKLIN BOULEVARD
BLOCK 500 - LOT 1
FOR DIVVONE EQUITY GROUP LLC

TOWNSHIP OF LAKEWOOD
OCEAN COUNTY, NEW JERSEY

KBA ENGINEERING SERVICES LLC
Engineering | Planning
2517 Route 35, Bldg E, Ste 203
Manasquan, NJ 08736
P: (732)722.8555 | F: (732)722.8557
KBAengineers.com
Plans@KBAengineers.com
Certificate of Authority No.: 24GA28220500

JOSEPH J. KOCIUBA, P.E., P.P.
P.E. License No.: GE45850

DRN	CHK
IJ	JJK

PROJECT NO. 2018-231
SCALE AS SHOWN
DATE 7/12/2022
SHEET 3 OF 10