

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

SURVEYOR FILE NO: 0043-14-015S

ZONE ARH (AGE RESTRICTED HOUSE ZONE) 6. EXISTING USE: UNDEVELOPED ASSISTED LIVING & MEMORY CARE FACILITY (PERMITTED USE) (§ 16-4.13.A.1.B)

ZONE REQUIREMENT	ZONE ARH	EXISTING	PROPOSED
MAXIMUM LOT AREA	5.5 AC	193,095 SF (4.43 AC)	193,095 SF (4.43 AC)
MINIMUM LOT WIDTH	N/S	556.2 FT	556.2 FT
MINIMUM LOT FRONTAGE	N/S	1,020.3 FT	1,020.3 FT
MINIMUM LOT DEPTH	N/S	414.8 FT	414.8 FT
MINIMUM FRONT YARD SETBACK (HARTWICK ROAD)			
-BUILDING	50 FT [1]	N/A	50.9 FT
-PARKING	25 FT [2]	N/A	12.5 FT (V)
MINIMUM FRONT YARD SETBACK (VILLAGE DRIVE)			
-BUILDING	50 FT [1]	N/A	82.6 FT
-PARKING	25 FT [2]	N/A	112.3 FT
MINIMUM REAR YARD SETBACK			
-BUILDING	50 FT [1]	N/A	124.6 FT
-PARKING	25 FT [2]	N/A	N/A
MINIMUM SIDE YARD SETBACK			
-BUILDING	50 FT [1]	N/A	100.6 FT
-PARKING	25 FT [2]	N/A	60.4 FT
MAXIMUM BUILDING HEIGHT	35 FT OR 2.5 STORIES [4]	N/A	2 STORIES/ 34'-9"
MINIMUM UNOCCUPIED OPEN SPACE	50% [3]	98.7% (190,628 SF)	64.0% (123,660 SF)
MAXIMUM IMPERVIOUS COVERAGE	50 %	1.3% (2,467 SF)	36.0% (69,435 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIAN [1] NO BUILDING SHALL BE CLOSER THAN 50 FEET TO ANY LOT LINE, AND NO BUILDING SHALL BE CLOSER THAN 150 FEET TO ANY RESIDENTIAL LOT LINE. (§16-4.13.D.2(B)) (VARIANCE - 100.9 FT FROM COAH LOT TO WEST) [2] NO PARKING AREA, LOADING AREA, DRIVEWAY OR OTHER STRUCTURE (EXCEPT FOR APPROVED ACCESSWAYS AND FENCING) SHALL BE PERMITTED WITHIN THE FIRST 25 FEET ADJACENT TO ANY LOT LINE OR WITHIN THE FIRST 75 FEET ADJACENT TO ANY RESIDENTIAL LOT LINE. (\$16-4.13.D.2(B)) (VARIANCE - 62.4 FT FROM COAH LOT TO WEST) [3] ALL LAND UTILIZED FOR STREET RIGHTS-OF-WAY AND FOR DETENTION OR RETENTION BASINS, WHICH SHALL BE LOCATED IN THE OPEN SPACE AREAS, SHALL BE INCLUDED AS PART OF THE OPEN SPACE. (§16-4.13.K.2) [4] BUILDING HEIGHT SHALL MEAN THE VERTICAL DISTANCE MEASURED TO THE HIGHEST POINT OF A BUILDING FROM THE MEAN ELEVATION OF THE FINISHED GRADES ALONG ALL SIDES OF THE BUILDING, PROVIDED THAT IF THE FINISHED GRADE IS HIGHER THAN THE PREDEVELOPMENT GRADE AT ANY POINT BENEATH THE BUILDING, THEN THE BUILDING HEIGHT SHALL BE MEASURED FROM AN ELEVATION NO HIGHER THAN ONE FOOT ABOVE THE HIGHEST POINT OF THE PREDEVELOPMENT GRADE BENEATH THE BUILDING. IN ALL CASES WHERE THIS CHAPTER PROVIDES FOR HEIGHT LIMITATIONS BY REFERENCE TO A SPECIFIED HEIGHT AND A SPECIFIED NUMBER OF STORIES, THE INTENT IS TO LIMIT HEIGHT TO THE SPECIFIED MAXIMUM FOOTAGE AND THE SPECIFIED NUMBER OF STORIES WITHIN SAID FOOTAGE. (§ 16-2.1)

A. AN ASSISTED LIVING FACILITY, PROVIDED THAT THE GROSS ACREAGE DEVOTED TO THE ASSISTED LIVING FACILITY WITHIN THE MIXED-USE, AGE-RESTRICTED HOUSING DEVELOPMENT SHALL NOT EXCEED 5 1/2 ACRES OF LAND WITH A MAXIMUM OF 120 BEDS; (§ 16-4.13.1(B)) (COMPLES - 91 BEDS PROPOSED)

B. WITHIN THE REQUIRED SETBACK AREAS, A MINIMUM BUFFER SCREENING OF AT LEAST 25 FEET SHALL BE REQUIRED ALONG ANY COMMON PROPERTY LINE WITH A RESIDENTIAL ZONING DISTRICT. THE BUFFER SCREENING SHALL CONSIST OF DENSELY PLANTED EVERGREEN TREES AT LEAST SIX FEET HIGH AT TIME OF PLANTING AND SPACED NO MORE THAN 10 FEET APART ON—CENTER. (§ 16-4.13.D.2(C)) (SEE BUFFER COMPLIANCE CHART) C. ALL PORTIONS OF A LOT NOT COVERED BY BUILDINGS OR STRUCTURES (E.G., PARKING LOTS, PARKING SPACES, LOADING AREAS, ACCESS AISLES, DRIVEWAYS, SIDEWALKS, WALKWAYS, CURBS, TRASH ENCLOSURES, ETC.)
SHALL BE SUITABLY LANDSCAPED WITH GRASS, SHRUBS, AND TREES AND SHALL BE MAINTAINED IN GOOD CONDITION. IN ANY CASE, NO LESS THAN 50% OF THE AREA OF ANY LOT SHALL BE SO LANDSCAPED, AND THE LANDSCAPED AREA MAY INCLUDE APPROVED DETENTION AND/OR RETENTION BASINS AND APPROVED SEPTIC FIELDS. (§ 16-4.13.D.2(D)) (COMPLIES - 57.5% PROPOSED) D. EACH UNIT WITHIN THE ASSISTED LIVING FACILITY SHALL CONTAIN AT LEAST 325 SQUARE FEET OF NET HABITABLE FLOOR AREA. (§ 16-4.13.D.2(E)) (COMPLES)

E. AT LEAST 10% OF THE GROSS SQUARE FOOTAGE OF THE ASSISTED LIVING FACILITY SHALL BE DEVOTED TO COMMON FACILITIES, SERVICES AND ACTIVITIES FOR THE RESIDENTS, INCLUDING DINING ROOMS, MEDICAL CARE FACILITIES, PERSONAL AND PROFESSIONAL SERVICES SUCH AS BANKING AND HAIRDRESSING, AND COMMUNAL RECREATIONAL, SOCIAL AND CULTURAL ACTIVITIES. AN OUTSIDE LANDSCAPED COURTYARD OR GARDEN AREA SHALL BE PROVIDED FOR THE RESIDENTS WITH SITTING AREAS, PATHWAYS AND OTHER SIMILAR AMENITIES. (§ 16-4.13.D.2(F)) (COMPLIES) F. ALL ASSISTED LIVING FACILITIES AND PROFESSIONAL OFFICE BUILDINGS SHALL HAVE A DUAL PITCHED, SINGLE RIDGE ROOF (SUCH AS GABLE, HIP, GAMBREL OR MANSARD ROOF) WITH A MINIMUM PITCH OF ONE FOOT VERTICAL TO EIGHT FEET HORIZONTAL, AND NO FLAT ROOF SHALL BE PERMITTED; PROVIDED, HOWEVER, THAT WHERE ROOF MOUNTED EQUIPMENT IS NECESSARY AND/OR PREFERABLE FOR THE OPERATION OF THE BUILDING, A FACADE ROOF TREATMENT EXHIBITING THE APPEARANCE OF SUCH A DUAL PITCHED, SINGLE RIDGE ROOF MAY BE PERMITTED IF SPECIFICALLY APPROVED BY THE PLANNING BOARD AS PART OF A SUBMITTED SITE PLAN

A. PARKING AREAS AND ACCESS DRIVES OR AISLES SHALL NOT BE LESS THAN ONE (1%) IN GRADE AND SHALL NOT EXCEED SIX (6%) IN GRADE. (§ 16-5.8.C.6) (COMPLIES A. PARKING ARCAS AND ACCESS DRIVES OR AISLES SHALL NOT BE LESS THAN ONE (1%) IN GRADE AND SHALL NOT EXCELD SIX (6%) IN GRADE. (8 10-5.8.C.) (COMPLES)

B. PARKING SPACE SHALL MEAN ANY AREA OF NOT LESS THAN NINE FEET WIDE BY 20 FEET IN LENGTH, OR 12 FEET WIDE BY 20 FEET IN LENGTH IN THE CASE OF HANDICAPPED PARKING SPACES, EITHER WITHIN A STRUCTURE OR IN THE OPEN, FOR THE PARKING OF MOTOR VEHICLES, EXCLUSIVE OF DRIVEWAYS, ACCESS DRIVES, FIRE LANES AND PUBLIC RIGHTS-OF-WAY; EXCEPT THAT THE LENGTH OF A PARKING SPACE MAY BE REDUCED TO 18 FEET IN LENGTH, SUBJECT TO THE APPROVAL OF THE BOARD IN THOSE INSTANCES WHERE A TWO FOOT OVERHANG AREA EXISTS BEYOND A CURB AND WHERE SUCH OVERHANG DOES NOT INTERFERE WITH ANY PROPOSED AND/OR REQUIRED LANDSCAPING. (16-2.1) (DESIGN EXCEPTION -18' LENGTH WITH 2' OVERHANG PROVIDED)

C. WHERE PERPENDICULAR OR ANGLED PARKING IS PERMITTED, THE UNENCUMBERED AISLE BEHIND SUCH PERPENDICULAR OR ANGLED PARKING SHALL BE A MINIMUM OF 28 FEET. (§ 16-5.8.E) (COMPLES)

D. WHERE THERE IS A ROW OF CONTIGUOUS PERPENDICULAR OR ANGLED PARKING STALLS, THERE SHALL BE A GAP OF AT LEAST NINE FEET IN WIDTH DEFINED BY MOUNTABLE CURBING TO ALLOW ACCESS BY EMERGENCY OF THE FACADE OF FACH PUBLIC PLANCE OF FACH PROVIDED AND ACCESS BY EMERGENCY OF THE FACADE OF FACH PUBLIC PLANCE OF FACH PUBLIC PLANCES. VEHICLES TO THE FACADE OF EACH BUILDING FACING SUCH PARKING. (§ 16-5.8.E) (N/A) E. TWO-WAY AISLES PROVIDING ACCESS TO 90 DEGREE PARKING SPACES SHALL HAVE A MINIMUM WIDTH OF 24 FT (§ 16-5.8.F.2) (COMPLIES) F. NAN ASSISTED LIVING FACILITY SHALL PROVIDE PARKING AT THE RATIO OF 1/3 SPACE PER UNIT, PROVIDED THAT THERE IS ADEQUATE PARKING PROVIDED FOR STAFF AND GUESTS. (§ 16-4.13.H.6(B))

(80 UNIT) * (1/3 PARKING SPACES/UNIT) = 27 SPACES REQUIRED TOTAL PROPOSED: TOTAL EFFECTIVE PARKING

A. EACH NONRESIDENTIAL BUILDING SHALL PROVIDE AT MINIMUM ONE OFF-STREET LOADING SPACE AT THE SIDE OR REAR OF THE BUILDING OR WITHIN THE BUILDING. (§ 16-4.13.1.1) (COMPLIES) B. ANY LOADING DOCK SPACE SHALL BE AT LEAST 15 FEET IN WIDTH BY 40 FEET IN LENGTH WITH ADEQUATE INGRESS AND EGRESS FROM A PUBLIC STREET AND WITH ADEQUATE SPACE FOR MANEUVERING. (§ 16-4.13.I.1)

(VARIANCE - 35' LENGTH PROVIDED)

12. DRIVEWAY AND SIDEWALK REQUIREMENTS A. TWO-WAY DRIVEWAYS SERVING NONRESIDENTIAL USES AND MULTIPLE-FAMILY DEVELOPMENTS SHALL BE AT LEAST 24 FEET WIDE. (§ 16-5.8.D) (COMPLIES)

B. NO RESIDENTIAL LOT, ASSISTED LIVING FACILITY OR PROFESSIONAL OFFICE BUILDING SHALL HAVE DRIVEWAY ACCESS TO ANY ROAD OTHER THAN A LOCAL ROAD DEVELOPED AS PART OF THE MIXED-USE, AGE-RESTRICTED HOUSING DEVELOPMENT, EXCEPT FOR AN EXISTING DWELLING UNIT. (§ 16-4.13.H.1) (COMPLIES) C. NO DRIVEWAY ON AN AGE-RESTRICTED LOT SHALL BE LOCATED WITHIN FIVE FEET OF ANY PROPERTY LINE. (§ 16-4.13.H.4) (COMPLIES) D. DRIVEWAY GRADES SHALL NOT BE LESS THAN ONE (1%) AND SHALL NOT EXCEED TEN (10%). (§ 16-5.8.C.6)) (COMPLIES)

E. SIDEWALKS SHALL BE AT LEAST FOUR (4) FEET WIDE. (§16-5.14.C.3) (COMPLES)

F. THE CENTERLINES OF ANY SEPARATE ACCESS POINTS TO A SINGLE LOT SHALL BE SPACED AT LEASE ONE HUNDRED TWENTY-FIVE (125) FEET APART, SHALL HANDLE NO MORE THAN THREE (3) LANES OF TRAFFIC AND SHALL BE SET BACK FROM THE STREET LINE OF ANY INTERSECTING STREET AT LEASE FIFTY (50) FEET OR ONE-HALF (1/2) THE LOT FRONTAGE, WHICHEVER IS GREATER, EXCEPT THAT IN NO CASE NEED THE SETBACK DISTANCE EXCEED TWO HUNDRED (200) FEET. (§ 16-5.8.D.) (COMPLIES) G. CONTINUOUS TWO-WAY DRIVEWAYS SERVING NONRESIDENTIAL USES AND MULTIPLE-FAMILY DEVELOPMENTS SHALL BE AT LEAST TWENTY-FOUR (24) FEET WIDE. (§ 16-5.8.D) (COMPLIES)

A. AN OUTSIDE LANDSCAPED COURTYARD OR GARDEN AREA SHALL BE PROVIDED FOR THE RESIDENTS WITH SITTING AREAS, PATHWAYS AND OTHER SIMILAR AMENITIES. (§ 16-4.13.D.2.F) (COMPLIES)

B. A MINIMUM OF 14 TREES PER ACRE OF GROSS TRACT SHALL BE PLANTED THROUGHOUT THE TRACT IN THE CASE OF NONRESIDENTIAL OR MULTIFAMILY DEVELOPMENT. ANY TREES PROVIDED TO MEET THE REQUIRED STREET TREE AND/OR BUFFER REQUIREMENT SHALL NOT BE COUNTED TOWARDS THE MINIMUM TREE REQUIREMENT (§ 16-5.6.D.3) (COMPLIES) C. LANDSCAPING PROVIDED AS PART OF ANY DEVELOPMENT PLAN SHOULD PROVIDE FOR A VARIETY AND MIXTURE OF PLANTINGS. THE SELECTION SHOULD CONSIDER SUSCEPTIBILITY TO DISEASE, COLORS, SEASON, TEXTURES, C. LANDSCAPING PROVIDED AS PART OF ANY DEVELOPMENT PLAN SHOULD PROVIDE FOR A VARIETY AND MIXTURE OF PLANTINGS. THE SELECTION SHOULD CONSIDER SUSCEPTIBILITY TO DISEASE, CULORS, SEASON, TEXTORES, SHAPES, BLOSSOMS, AND FOLIAGE AS WELL AS LOCAL SOIL CONDITIONS AND WATER AVAILABILITY. THE SITE PLANS AND/OR SUBDIVISION PLANS SHALL SHOW THE LOCATION, SPECIES, SIZE AT PLANTING AND QUANTITY OF EACH PLANT. (§ 16-5.6.D.4) (COMPLES)

D. ALL PLANTINGS SHALL INCLUDE SPECIES INDIGENOUS TO THE AREA, SHALL BE GROWN OF NURSERY STOCK AND FREE OF INSECTS AND DISEASE, AND SHALL NOT BE AN INVASIVE SPECIES, AS IDENTIFIED IN THE NJ-DEP APPENDIX TO POLICY DIRECTIVE 2004-2, INVASIVE NON-INDIGENOUS PLANT SPECIES, OCTOBER 2004 OR THE LATEST DIRECTIVE EMANATING FROM NJDEP APPENDIX TO POLICY DIRECTIVE 2004-2, A COPY OF WHICH IS MAINTAINED IN THE TOWNSHIP PLANNING DEPARTMENT AND WHICH LIST MAY BE SUPPLEMENTED BY THE TOWNSHIP LANDSCAPE ARCHITECT. HOWEVER, FOR CONSERVATION EASEMENTS OR CONSERVATION DEED RESTRICTIONS, ALL PLANTINGS SHALL BE OF SPECIES INDIGENOUS TO THE AREA. (§ 16-5.6.D.5) (COMPLES) E. ALL NEWLY PLANTED SHADE TREES AS REQUIRED BY THIS SECTION SHALL BE OF NURSERY STOCK, SHALL HAVE A MINIMUM CALIPER OF 2 1/2 INCHES MEASURED SIX INCHES FROM THE GROUND, SHALL BE BALLED AND

f. Evergreen trees shall be at least six feet in height at the time of planting, balled and burlapped. (§ 16–5.6.D.7) **(complies)** G. FLOWERING ORNAMENTAL TREES SHALL NOT BE LESS THAN 1 1/4 INCH CALIPER, MEASURED SIX INCHES ABOVE THE GROUND, OR LESS THAN SIX FEET HIGH. THEY MUST BE HEAVILY BRANCHED. TREES SHALL BE BALLED H. SHRUBS AND HEDGES SHALL BE A MINIMUM 18 INCHES TO 24 INCHES IN HEIGHT WHEN PLANTED, AS APPROPRIATE TO THE SPECIES OF PLANT MATERIAL AND THE PROPOSED USE OR PURPOSE OF THE SHRUB OR HEDGE.

J. THE BUFFER AREA SHALL NOT BE BROKEN EXCEPT FOR VEHICULAR OR PEDESTRIAN ACCESS POINTS AND REQUIRED SIGHT DISTANCES OR CASEMENTS, UNLESS SPECIFICALLY APPROVED BY THE BOARD. (§ 16-5.6.D.13.(I)) (COMPLIES) K. STREET TREES SHALL BE PLANTED CENTERED BETWEEN EDGE OF PAVEMENT OR CURB AND SIDEWALK AT LEAST THREE FEET FROM CURB, ALONG BOTH SIDES OF ALL STREETS AT FIFTY—FOOT INTERVALS, WHERE FEASIBLE. THE TREES SHALL NOT BE LOCATED CLOSER THAN THIRTY (30) FEET FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES. (§ 16-5.6.D.15) (COMPLIES) . THE SCREEN PLANTING SHALL BE SO PLACED THAT AT MATÙRITY THE PLANT MATERIAL WILL BE NO CLOSER THAN THREE FEET FROM ANY STREET OR PROPERTY LÍNE. (§ 16-5.6.G.3.(B)) (COMPLIE M. EXCEPT FOR DETACHED SINGLE-FAMILY DWELLING UNITS AND MULTIPLE-FAMILY BUILDINGS, A SCREEN PLANTING, BERM, FENCE, WALL OR COMBINATION THEREOF, NO LESS THAN FOUR FEET NOR MORE THAN SEVEN FEET HEIGHT, SHALL BE PROVIDED BETWEEN THE OFF-STREET PARKING AREAS AND ANY LOT LINE OR STREET LINE EXCEPT WHERE A BUILDING INTERVENES OR WHERE THE DISTANCE BETWEEN SUCH AREAS AND THE LOT LINE OR STREET LINE IS GREATER THAN 150 FEET. (\$ 16-5.8.4(1)) (COMPLES)

N. ALL LOADING AREAS SHALL BE LANDSCAPED AND SCREENED SUFFICIENTLY TO OBSCURE THE VIEW OF THE PARKED VEHICLES - AND LOADING PLATFORMS FROM ANY PUBLIC STREET AND ADJACENT USE THROUGHOUT THE YEAR. SUCH SCREENING SHALL BE BY AN EXTENSION OF THE BUILDING, A FENCE, BERM, WALL, PLANTING OR COMBINATION THEREOF AND SHALL NOT BE LESS THAN FOUR FEET IN HEIGHT. (§ 16-5.8.4(2)) (COMPLIES) O. EACH OFF-STREET PARKING AREA SHALL HAVE A MINIMUM AREA EQUIVALENT TO ONE PARKING SPACE PER EVERY 30 SPACES LANDSCAPED WITH APPROXIMATELY 1/2 SAID AREA HAVING SHRUBS NO HIGHER THAN THREE FEET AND THE OTHER HALF HAVING TREES WITH BRANCHES NO LOWER THAN SEVEN FEET. SUCH LANDSCAPED AREAS SHALL BE DISTRIBUTED THROUGHOUT THE PARKING AREA IN ORDER TO BREAK THE VIEW OF PARKED CARS IN A MANNER NOT IMPAIRING VISIBILITY. (§ 16-5.8.A(3)) (COMPLIES) P. REGARDING LANDSCAPING WHEN SIDEWALKS ARE CONSTRUCTED IN THE TRADITIONAL MANNER SET BACK APPROXIMATELY FIVE (5) FEET FROM AND PARALLEL TO THE EDGE OF PAVEMENT, STREET TREES SHALL BE REQUIRED BETWEEN THE EDGE OF PAVEMENT AND THE SIDEWALK. (§ 16-5.14.C.2) (COMPLIES)

A. ON ANY LOT IN ANY DISTRICT, NO WALL OR FENCE SHALL BE ERECTED OR ALTERED SO THAT SAID WALL OR FENCE SHALL BE OVER FOUR (4) FEET IN HEIGHT IN SIDE, REAR AND FRONT YARD AREAS, PROVIDED THAT SAID FENCE MAY BE ERECTED WITH AN ADDITIONAL SIX (6) INCHES OF CLEARANCE FROM GRADE (§ 16-5.3.B) (DESIGN EXCEPTION - 8' FENCE PROPOSED)

A. IF THE TRASH AND GARBAGE PICKUP IS LOCATED OUTSIDE THE BUILDING, THE TRASH AND GARBAGE PICKUP LOCATION SHALL INCLUDE A STEEL-LIKE, TOTALLY ENCLOSED TRASH AND GARBAGE CONTAINER LOCATED IN A MANNER TO BE OBSCURED FROM VIEW FROM PARKING AREAS, STREETS AND ADJACENT RESIDENTIAL USES OR ZONING DISTRICTS BY A FENCE, WALL, PLANTING OR COMBINATION OF ALL THREE. (§ 16-4.13.1.2(C)) (COMPLIES) 16. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

18. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.

21. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. 2. 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 NECESSARY 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.

23. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. 24. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

25. 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.

DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WE THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

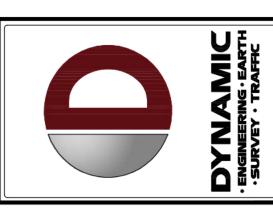
29. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE

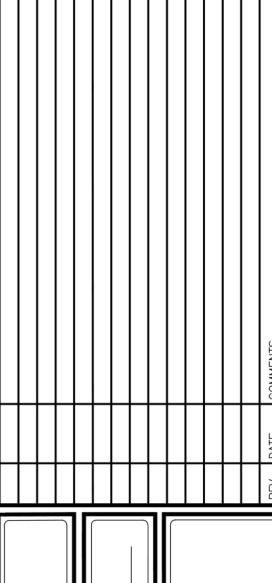
30. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS. 31. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATIORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

32. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION. 33. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED. 34. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.

15. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NJAC 5:23-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN EXHIBIT DATED 03/29/2023.





ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSO PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE



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SITE PLAN **EXHIBIT** RENDERING

03/31/2023 PROJECT No: 4496-22-01857