

GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - ALTA/ASPS LAND TITLE SURVEY PREPARED BY DYNAMIC SURVEY, LLC 1904 MAIN STREET LAKE COME, NJ 07719 SURVEYOR FILE NO. 3041-99-0105 DATED 07/20/2021
 - APPLICANT: INSITE DEVELOPMENT PARTNERS, LLC 1919 S. WINDMILL AVE, SUITE 680 TORRENCE, CA 90502
 - OWNER: REALTY INCOME CORPORATION PM0989 11995 E. CAMINO REAL SAN DIEGO, CA 92130-2539
 - PARCEL DATA: BLOCK 119.00, LOT 1.01 US ROUTE 22 & WILSON AVENUE BORDENBORO NORTH PLAINFIELD SOMERSET COUNTY, NEW JERSEY
 - ZONE: ZONE B-3 (BUSINESS ZONE)
 - EXISTING USE: RETAIL BUSINESS (PERMITTED USE) (§ 22-110.1)
 - PROPOSED USE: SELF STORAGE (NON-PERMITTED USE) (§ 22-110.1) (M)
 - SCHEDULE OF ZONING REQUIREMENTS (§ 22-102.3)

| ZONE REQUIREMENT | ZONE B-3 | EXISTING | PROPOSED |
|--|-------------------|-----------------------|-----------------------|
| MINIMUM LOT AREA | N/S | 94,256 SF (2,164 AC.) | 94,256 SF (2,164 AC.) |
| MINIMUM LOT WIDTH | 150 FT | 180.0 FT | 180.0 FT |
| MINIMUM LOT FRONTAGE | 50 FT | 100.0 FT | 100.0 FT |
| MINIMUM FRONT YARD SETBACK (US ROUTE 22) | 50 FT [1] [2] | 62.0 FT | 50.0 FT |
| MINIMUM FRONT YARD SETBACK (WILSON AVENUE) | 50 FT [1] [2] | 170.7 FT | 131.7 FT |
| MINIMUM REAR YARD SETBACK | 50 FT | 159.7 FT | 50.0 FT |
| MINIMUM SIDE YARD SETBACK | 20 FT | 10.7 FT (E) | 22.2 FT |
| MAXIMUM BUILDING COVERAGE | 30% | 12.9% (12,126 SF) | 31.6% (29,821 SF) (M) |
| MAXIMUM IMPERVIOUS COVERAGE | N/S | 36.0% (33,987 SF) | 66.0% (62,206 SF) |
| MAXIMUM BUILDING HEIGHT | 2 STORIES / 35 FT | 2 STORIES / 35 FT | 3 STORIES / 39 FT (M) |
- N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE
- UNLESS OTHERWISE PROVIDED IN THIS CHAPTER WHERE A LOT IS BOUNDED BY MORE THAN ONE STREET, THE YARD DEPTH OR SETBACK FROM EACH STREET SHALL NOT BE LESS THAN THE REQUIRED FRONT YARD EACH STREET. (§ 22-115.8)
 - ALL FRONT YARDS MUST FACE ON A MAPPED RIGHT-OF-WAY 50 FEET IN WIDTH, IMPROVED IN ACCORDANCE WITH MUNICIPAL STANDARDS, FOR AT LEAST 50 FEET ALONG THE RIGHT-OF-WAY LINE. (§22-115.32)
- PARKING REQUIREMENTS
 - ALL PARKING AND LOADING AREAS SHALL BE GRADED AND PROVIDED WITH ADEQUATE DRAINAGE FACILITIES AS APPROVED BY THE BOROUGH ENGINEER. (§ 22-117.5.a)
 - ALL PARKING AND LOADING SPACES SHALL BE APPROPRIATELY MARKED WITH PAINTED LINES (§ 22-117.5.b)
 - THE OFF-STREET PARKING AREA SHALL BE EFFECTUALLY SCREENED ON ANY SIDE WHICH ADJOINS OR FACES PREMISES SITUATED IN ANY RESIDENTIAL ZONES, BY A FENCE OR WALL NOT LESS THAN FOUR FEET NOR MORE THAN SIX FEET IN HEIGHT, MAINTAINED IN GOOD CONDITION. (§ 22-117.5.c)
 - PARKING AREAS AND ACCESS DRIVES SHALL BE ENCLOSED BY CONCRETE OR BELGIAN BLOCK CURBING AND SHALL BE CONSTRUCTED WITH A CONCRETE OR A BITUMINOUS CONCRETE SURFACE AND, UNLESS OTHERWISE REQUIRED BY THIS CHAPTER, SHALL BE LOCATED FIVE FEET FROM ANY PROPERTY LINE OR STRUCTURAL WALL OF A BUILDING. UPON RECOMMENDATION OF THE BOROUGH ENGINEER, THE APPROVING AUTHORITY MAY WAIVE THE CURBING AND FENCE REQUIREMENT TO FACILITATE PROPER DRAINAGE AND STORM WATER MANAGEMENT DESIGN. (§ 22-117.5.d)
 - ALL PARKING AREAS WITH 90 DEGREE PARKING SHALL BE DESIGNED WITH 24-FOOT SERVICE AISLES. (§ 22-117.5.e)
 - ALL PARKING AREAS WITH 60 DEGREE ANGLE PARKING SHALL BE DESIGNED WITH 18-FOOT SERVICE AISLES. (§ 22-117.5.f)
 - ALL PARKING SPACES, EXCEPTING THOSE PROVIDED FOR HANDICAPPED PERSONS SHALL BE NINE FEET WIDE, MEASURED PERPENDICULARLY TO THEIR LENGTH, AND 18 FEET LONG. (§ 22-117.5.g)
 - FOR ALL NON-RESIDENTIAL USES NOT LISTED IN THIS SECTION THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES SHALL BE ONE SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA. (§22-117.2.a)
 - PARKING CALCULATION:

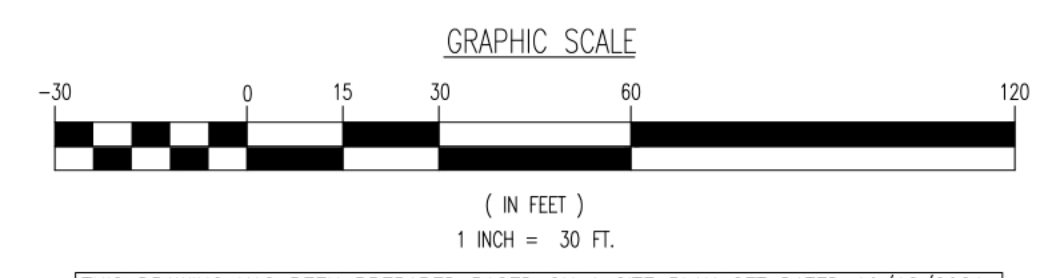
| | | |
|------------------------------------|---|----------------------|
| (89,463 SF)1 PARKING SPACES/200 SF | = | 447.3 SPACES |
| TOTAL REQUIRED | = | 448 SPACES |
| TOTAL PROPOSED | = | 10 SPACES (VARIANCE) |
 - LOADING REQUIREMENTS
 - FOR ANY BUILDING OR PREMISES USED FOR COMMERCIAL OR INDUSTRIAL PURPOSES OVER 40,000 SQUARE FEET, THREE (3) LOADING SPACES ARE REQUIRED. (§ 22-17.3)
 - LOADING CALCULATION:

| | | |
|------------------|---|------------|
| (OVER 40,000 SF) | = | 3 SPACES |
| TOTAL REQUIRED | = | 3 SPACES |
| TOTAL PROPOSED | = | > 3 SPACES |
 - DRIVEWAY REQUIREMENTS
 - ALL PARKING AREAS SHALL PROVIDE FOR ADEQUATE INGRESS AND EGRESS AND SAFE AND CONVENIENT TRAFFIC CIRCULATION. ACCESS DRIVES AND AISLES SHALL BE OF SUFFICIENT WIDTH TO PERMIT SAFE ACCESS TO PARKING SPACES AND SAFE TRAFFIC MOVEMENT. (§ 22-117.5.a)
 - ACCESS DRIVES SHALL BE A MINIMUM WIDTH OF 12 FEET FOR ONE-WAY TRAFFIC FLOW AND 24 FEET FOR TWO-WAY TRAFFIC FLOW. ADDITIONAL WIDTH MAY BE REQUIRED BY THE APPROVING AUTHORITY. NO PARKING SHALL BE ALLOWED IN ANY ACCESS DRIVE OR PARKING AISLE. (§ 22-117.5.m)
 - BUFFER REQUIREMENTS
 - THE OWNER OR OWNERS, TENANT OR TENANTS OF LAND LYING WITHIN THE LIMITS OF THE BOROUGH AND FORMING A CORNER LOT OR PROPERTY SHALL KEEP ALL BRUSH, HEDGES AND OTHER PLANT LIFE GROWING WITHIN A DISTANCE OF TWENTY-FIVE (25) FEET OF THE POINT OF INTERSECTION OF THE NEARER CURB LINES OF EACH OF THE TWO INTERSECTING STREETS, CUT TO A HEIGHT OF NOT MORE THAN TWO AND ONE-HALF (2 1/2) FEET ABOVE THE ADJACENT SIDEWALK ELEVATION. (§ 14-4.2.b)
 - ON A CORNER LOT, A FENCE WALL OR PLANTING OVER 30 INCHES IN HEIGHT ABOVE THE CURB OR EDGE OF THE ROADWAY WHICH WOULD OBSTRUCT VISION FOR THE PURPOSE OF TRAFFIC SAFETY SHALL NOT BE ERRECTED OR MAINTAINED WITHIN A TRIANGLE FORMED BY THE POINT OF INTERSECTION OF THE RIGHT-OF-WAY LINES OF THE INTERSECTING STREETS AND POINTS ON EACH OF THE INTERSECTING RIGHT-OF-WAY LINES 25 FEET FROM THE POINT OF INTERSECTION. (§ 22-115.2b)
 - A BUFFER AREA SHALL BE LOCATED ALONG ANY COMMON BOUNDARY BETWEEN A BUSINESS ZONE DISTRICT AND A RESIDENTIAL ZONE DISTRICT. THE BUFFER AREA SHALL BE EQUAL IN WIDTH TO 10% OF THE LOT DEPTH. PROVIDED, HOWEVER, IT SHALL NOT BE REQUIRED TO BE GREATER THAN 25 FEET IN WIDTH. THE USE OF WATER VEGETATION IS ENCOURAGED TO BE THE FIRST CHOICE AS A METHOD OF SCREENING PRIOR TO ANY OTHER MATERIAL OR METHOD. THE BUFFER AREA SHALL BE CONSTRUCTED WITH DISCONTINUOUS IMPERVIOUS SURFACES AND TREATING RUNOFF FROM THESE IMPERVIOUS SURFACES. THE BUFFER AREA SHALL CONSIST OF LIVING PLANT MATTER, FENCING, SOLID BERRMS OR SIMILAR MATERIALS. THE BUFFER SHALL BE DESIGNED TO ELIMINATE THE TRANSMISSION OF UNDESIRABLE INFLUENCES ACROSS THE BOUNDARY LINE BETWEEN BUSINESS ZONE DISTRICTS AND RESIDENTIAL ZONE DISTRICTS AND SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE APPROPRIATE BOROUGH AGENCY. (§ 22-115.2b)
 - FENCE REQUIREMENTS
 - THE OWNER OR TENANTS OF LAND LYING WITHIN THE LIMITS OF THE BOROUGH AND FORMING A CORNER LOT OR PROPERTY, SHALL NOT CONSTRUCT OR MAINTAIN ANY FENCES OR OTHER STRUCTURE WITHIN A DISTANCE OF TWENTY-FIVE (25) FEET OF THE POINT OF INTERSECTION OF THE NEARER CURB LINES OF EACH OF THE TWO INTERSECTING STREETS, CUT TO A HEIGHT OF NOT MORE THAN TWO AND ONE-HALF (2 1/2) FEET ABOVE THE ADJACENT SIDEWALK ELEVATION. (§ 14-4.2.b)
 - NO FENCE SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS: BARBED WIRE; RAZOR WIRE; USED OR DISCARDED MATERIALS NOT USUALLY ASSOCIATED WITH FENCES, INCLUDING, BUT NOT LIMITED TO, DOORS, PIPES, CANNAS, CLOTH AND OLD LUMBERS OR ANY MATERIAL WHICH MAY BE DANGEROUS TO PERSONS OR ANIMALS. (§ 25-3.4)
 - NO FENCE SHALL INCLUDE AS PART OF ITS CONSTRUCTION THE FOLLOWING OBJECTS: METAL SPIKES, SHARP POINTS, ELECTRICAL CHARGES, OR ANY OBJECT WHICH MAY BE DANGEROUS TO PERSONS OR ANIMALS. (§25-3.4)
 - NO FENCE SHALL BE CONSTRUCTED SO AS TO IMPIDE THE CONTINUAL FLOW OF THE NATURAL DRAINAGE OF WATER OR SO AS TO CAUSE WATER TO BE BLOCKED OR DAMMED. (§ 25-3.4)
 - EVERY FENCE SHALL BE CONSTRUCTED WITH THE FACE FINISHED SIDE AWAY FROM THE STRUCTURAL SIDE TOWARD THE INTERIOR OF THE PROPERTY. (§ 25-3.4)
 - EVERY FENCE SHALL BE CONSTRUCTED WITHIN THE PROPERTY LINES AND NO FENCE SHALL BE CONSTRUCTED SO AS TO ENROACH ON THE PUBLIC RIGHT OF WAY OR ANY WATERCOURSE. (§ 25-3.4)
 - ALL FENCES SHALL BE MAINTAINED IN A SAFE, SOUND AND UPRIGHT CONDITION AND IN ACCORDANCE WITH THE APPROVED PLANS ON FILE WITH THE DIVISION OF HOUSING. (§ 25-3.4)
 - NO FENCE SHALL BE CONSTRUCTED PARALLEL TO THE PROPERTY LINE WHICH FACES THE FRONT OF THE BUILDING WHICH EXCEEDS THE HEIGHT OF THREE (3) FEET ABOVE THE ADJACENT GROUND ELEVATION. (§25-4.2.b)
 - NO FENCE SHALL BE CONSTRUCTED PARALLEL TO THE PROPERTY LINE WHICH FACES THE SIDE OF THE BUILDING, FROM THE PROPERTY LINE WHICH FACES THE FRONT OF THE BUILDING TO THE REAR OF THE BUILDING, WHICH EXCEEDS THE HEIGHT OF FOUR (4) FEET ABOVE THE ADJACENT GROUND ELEVATION. (§ 25-4.2.c)
 - NO FENCE SHALL BE CONSTRUCTED PARALLEL TO THE PROPERTY LINE WHICH FACES THE REAR OF THE BUILDING TO THE PROPERTY LINE WHICH FACES THE REAR OF THE PROPERTY, WHICH EXCEEDS THE HEIGHT OF SIX (6) FEET ABOVE THE ADJACENT GROUND ELEVATION. (§ 25-4.2.d)
 - NO FENCE SHALL BE CONSTRUCTED PARALLEL TO THE PROPERTY LINE WHICH FACES THE REAR OF THE BUILDING TO THE PROPERTY LINE WHICH FACES THE REAR OF THE PROPERTY, WHICH EXCEEDS THE HEIGHT OF TWENTY-FIVE (25) FEET OF THE POINT OF INTERSECTION OF THE NEARER OF THE CURB LINES OF EACH OF THE TWO INTERSECTING STREETS NOR WHICH EXCEEDS THE HEIGHT OF TWO AND ONE-HALF (2 1/2) FEET ABOVE THE ADJACENT GROUND ELEVATION. (§ 25-4.2.f)
 - SIDEWALK REQUIREMENTS
 - CONCRETE SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE TO THE LINES AND GRASSES APPROVED OR MADE BY THE BOROUGH ENGINEER. CONCRETE SIDEWALKS SHALL BE FOUR (4) INCHES IN DEPTH, EXCEPT OVER DRIVEWAY AREAS WHERE THE DEPTH SHALL BE EIGHT (8) INCHES, AND NOT LESS THAN FOUR (4) FEET WIDE AND THE CONCRETE USED IN THE WORK SHALL BE CLASS "C" CONCRETE AS SPECIFIED IN THE CURRENT NEW JERSEY STATE HIGHWAY STANDARD SPECIFICATIONS, WHERE FEASIBLE SIDEWALKS SHALL BE DESIGNED TO DISCHARGE STORMWATER TO GRASS AREAS IN ORDER TO DISCONNECT IMPERVIOUS SURFACES. (§ 14-4.2)
 - THE DEVELOPER SHALL CONSTRUCT A CONCRETE SIDEWALK FOUR FEET IN WIDTH LOCATED NO LESS THAN THREE FEET FROM THE SIDE LINE OF THE ROADWAY BUT WITHIN THE RIGHT-OF-WAY. SIDEWALKS OR ADDITIONAL WALKWAYS MAY BE REQUIRED IN RESIDENTIAL, BUSINESS OR INDUSTRIAL AREAS AND SHALL BE DETERMINED ON AN INDIVIDUAL BASIS BY THE APPROVING AUTHORITY AND IN ALL CASES BE SUFFICIENT IN WIDTH TO ACCOMMODATE PEDESTRIAN TRAFFIC AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE BOROUGH. (§ 22-79.6)

GENERAL NOTES (CONTINUED)

- THE APPLICANT REQUESTS ANY AND ALL SUBMISSION NUMBERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION NUMBERS.
- 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.
- 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.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- 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.
- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXCAVATED UNSUITABLE MATERIAL MUST 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 CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C.'S SUBCONTRACTORS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH COPIES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONTRACTORS 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.
- NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C. NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONTRACTORS AT A CONSTRUCTION/PROJECT SITE SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCING, TECHNIQUES OR PROCEDURES NECESSARY FOR SAFE PERFORMANCE 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'S 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 AND SHALL BE MADE ADDITIONAL INSURED UNDER 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 SUBMITTED, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA WHICH 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 CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS WHICH THE 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.
- IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR SHALL 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 OTHERWISE. THE CONTRACTOR SHALL 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 THESE AGREEMENTS.
- IF THE CONTRACTOR WAIVES 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 THEREO AND ALL CONSEQUENTIAL OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- 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.
- 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.
- CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTOR'S RESPONSIBILITIES INCLUDE THE NECESSARY MEASURES TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
- CONTRACTOR TO BE ADVISED THAT THE ENGINEER HAS 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 52:27-7 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.

N.J.S.H. ROUTE 22
(100' ROW WIDTH PER TAX MAP)



THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN SET DATED 10/18/2021.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING
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TITLE: **SITE PLAN RENDERING**

PROJECT: **INSITE DEVELOPMENT PARTNERS, LLC
PROPOSED 3-STORY SELF STORAGE FACILITY**

JOB No: 3041-99-010 | DATE: 02/16/2022

DRAWN BY: AJH | SCALE: (H) 1"=30'
(V)

DESIGNED BY: LPG | SHEET No:

CHECKED BY: TJM

CHECKED BY: —

THOMAS J. MULLER **JOHN A. PALUS**

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 52179

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 41975

ALL SITES REQUIRING NOTIFICATION OF ADJACENT PROPERTY OWNERS OR NEIGHBORS TO OBTAIN THEIR CONSENT TO THE PROJECT SHALL BE IDENTIFIED ON THIS SHEET.
FOR STATE SPECIFIC DRECT PHONE NUMBERS VISIT: www.call181.com

Rev. # 0