

GENERAL NOTES

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

ELKINS ENTERPRISES, LLC/M-AFFILIATES, LLC OWNER: 2984 ST BARNABAS CT/ONE BRIDGE PLAZA N, ROOM 206 NAPLES, FL/FORT LEE, NJ

APPLICANT: AACTER PROPERTY, LLC C/O ACTIVE ACQUISITIONS

PARCEL DATA:

7. OFF-STREET PARKING REQUIREMENTS

8. LOADING REQUIREMENTS

ZONE:

6. SCHEDULE OF ZONING REQUIREMENTS (§ 112-SCHEDULE 2 & 3)

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ZONE REQUIREMENT	ZONE B-1	EXISTING	PROPOSED
MINIMUM LOT AREA	2.0 AC	300,783 SF (6.905 Ac)	300,783 SF (6.905 Ac)
MINIMUM LOT FRONTAGE	150 FT	429.8'	429.8'
MINIMUM YARD SETBACK (PRINCIPAL BUILDING)			
FRONT YARD (COTTONTAIL LANE)	50 FT	N/A	50.5'
SIDE YARD	10 FT	N/A	52.0'
COMBINED SIDE YARD	50 FT	N/A	127.1'
REAR YARD	25 FT	N/A	272.5'
MINIMUM YARD SETBACK (ACCESSORY BUILDING)			
FRONT YARD (COTTONTAIL LANE)	50 FT	N/A	N/A
SIDE YARD	20 FT	N/A	N/A
REAR YARD	25 FT	N/A	N/A
MAXIMUM BUILDING HEIGHT	5 STY / 65 FT	N/A 47.6'	
MAXIMUM LOT COVERAGE (BY BUILDINGS)	50%	N/A	33.2% (100,125 SF.)
MAXIMUM IMPERVIOUS COVERAGE	60%	N/A	59.3% (178,627 SF.)
MAXIMUM FLOOR AREA	0.5	N/A	.332

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

A. EACH OFF-STREET PARKING SPACE SHALL MEASURE 9'BY 18' (§ 112-83) (COMPLIES)

B. ALL OFF-STREET PARKING, OFF-STREET LOADING AND SERVICE AREAS SHALL BE SEPARATED FROM WALKWAYS, SIDEWALKS, STREETS OR ALLEYS BY CURBING OR OTHER PROTECTIVE DEVICES IN ACCORDANCE WITH TOWNSHIP STANDARDS. (§ 112-85) (COMPLIES) C. OFF-STREET PARKING AREAS SHALL BE LOCATED ON THE SAME LOT AS THE MAIN BUILDING OR PRINCIPAL USE TO BE SERVED. (§ 112-97) (COMPLIES) D. NO PARKING AREA SHALL BE LOCATED IN THE REQUIRED FIFTY (50) FOOT WIDE FRONT YARD AREA NOR CLOSER THAN FIVE (5) FEET FROM A SIDE OR REAR PROPERTY LINE. INGRESS AND EGRESS SHALL BE PROVIDED BY NOT MORE THAN TWO DRIVEWAYS, EACH NOT LESS THAN TWENTY (20) FEET NOR MORE THAN THIRTY-SIX (36) FEET IN WIDTH. (§ 112-102.G) (COMPLIES) E. NO REQUIRED OFF-STREET LOADING SPACE, INCLUDING MANEUVERING AREA FOR SUCH OFF-STREET LOADING SPACE, SHALL BE ESTABLISHED IN THE AREA BETWEEN THE FRONT BUILDING SETBACK LINE AND THE STREET RIGHT-OF-WAY LINE IN ANY INDUSTRIAL DISTRICT UNLESS OTHERWISE SPECIFIED IN THIS CHAPTER. (§ 112-102.1) (COMPLIES)

F. WHEN UNITS OF MEASUREMENT DETERMINING THE NUMBER OF REQUIRED OFF-STREET PARKING AND OFF-STREET LOADING SPACES RESULT IN THE REQUIREMENT OF A FRACTIONAL SPACE, SUCH FRACTION SHALL BE DISREGARDED. (§ 112-101)
G. NUMBER OF SPACES:

WAREHOUSE: 1 SPACE / 1,000 GFA FOR THE FIRST 5,000 GFA + 1 SPACE / 2,500 GFA THEREAFTER OFFICE: 1 SPACE / 250 SF OF NET USABLE FLOOR AREA 1 SPACE ((5,000 SF) / 1,000 SF) + 1 SPACE * ((95,625 SF - 5,000 SF) /

PROPOSED

= 62 SPACES (COMPLIES)

A. A LOADING BERTH SHALL BE 12' WIDE WITH 15' OVERHEAD CLEARANCE. THE LENGTH OF THE LOADING BERTH SHALL BE AT LEAST 48' OR SHALL BE A LENGTH SUCH THAT THE HORIZONTAL DISTANCE FROM THE FRONT OF B. A LOADING SPACE NEED NOT BE NECESSARILY A FULL BERTH BUT SHALL HAVE A MINIMUM PLAN DIMENSION OF AT LEAST 10' OVERHEAD CLEARANCE. THE TOWNSHIP ENGINEER SHALL DETERMINE THE SUFFICIENCY OF THE OFF-STREET LOADING OPERATION REQUIRED BY THE GIVEN USE, BUT IN NO CASE SHALL THE USE OF SUCH SPACE HINDER THE FREE MOVEMENT OF VEHICLES AND PEDESTRIANS OVER A STREET, SIDEWALK OR ALLEY. (§ 112-104.B) (COMPLIES) C. LOADING BÁYS/AREAS SHALL NOT BE LOCATED IN THE FRONT OF THE BUILDING OR IN ANY YARD ADJACENT TO A RESIDENTIAL DISTRICT AND SHALL NOT BE ON ANY SIDE OF A BUILDING WHICH FACES A STREET. (§ 112-51.E) (COMPLIES)

A. INTERIOR DRIVEWAYS SHALL BE AT LEAST 26' WIDE WHERE USED WITH 90 DEGREE ANGLE PARKING AND AT LEAST 18' WIDE WHERE USED WITH 60 DEGREE OR 45 DEGREE PARKING. (§ 112-88) (COMPLIES) B. WHERE THERE IS NO PARKING, INTERIOR DRIVEWAYS SHALL BE AT LEAST 15' WIDE FOR ONE-WAY TRAFFIC MOVEMENT AND AT LEAST 22' WIDE FOR TWO-WAY TRAFFIC MOVEMENT. (§ 112-88) (COMPLIES) D. UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER, DRIVEWAY APPROACHES TO THE PUBLIC RIGHT-OF-WAY MUST BE CONSTRUCTED PERPENDICULAR TO THE ROADWAY/CURB LINE. (§ 112-89.D) (COMPLIES) E. A DRIVEWAY, EXCLUSIVE OF CURB RETURN RADII, SHALL NOT BE LESS THAN 12' IN WIDTH. THE MAXIMUM WIDTH OF A DRIVEWAY, EXCLUSIVE OF CURB RETURN RADII, SHALL NOT EXCEED 36' EXCEPT FOR UNUSUAL CIRCUMSTANCES. (§ 112-90.A) (COMPLIES) F. THE MAXIMUM PERMISSIBLE GRADE SHALL NOT EXCEED 15%. GRADIENTS UP TO 20% MAY BE ALLOWED WITH EXTENUATING CIRCUMSTANCES AS DETERMINED BY THE TOWNSHIP ENGINEER. (§ 112-90.B) (COMPLIES)
G. NO DRIVEWAY ENTRANCE SHALL BE LOCATED CLOSER THAN 50' TO ANY OTHER DRIVEWAY ENTRANCE LOCATED ON THE SAME LOT. (§ 112-90.B) (COMPLIES)
H. INGRESS AND EGRESS TO PARKING AREAS IN THE B-I ZONE SHALL BE PROVIDED BY NOT MORE THAN TWO DRIVEWAYS, EACH NOT LESS THAN 20' NOR MORE THAN 36' IN WIDTH. (§ 112-102.G) (COMPLIES)

10. 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.

11. 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.

12. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

13. 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. 14. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

15. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

16. 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 BEEN GIVEN. 17. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
18. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

19. 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. 20. 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., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES 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 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. 21. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A 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 AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

22. 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, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONTRICTION MEANS OR METHODS, CONCEPT AND THE INFORMATION SHOWN IN THE CONTRICTION MEANS OR METHODS, CONCEPT AND THE MORE OF THE SOLE PERSONNELLY OF THE CONTRACTOR DATA AND CONTRACTOR DATA AND CANDED THE DATA OF THE MORE OF THE SOLE PERSONNELLY OF THE CONTRACTOR DATA AND CONCEPT AND THE INFORMATION SHOWN IN THE CONTRACTOR DATA AND CONCEPT AND THE INFORMATION SHOWN IN THE CONTRACTOR OF THE LIMITED TO SECURITION SHOWN IN THE CONTRACTOR DATA OF THE MORE OF THE SOLE PERSONNELLY OF THE CONTRACTOR DATA OF

THE CUNTRACTOR 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.

23. 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 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 OTHERWISE.

OTHERWISE.

24. 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.

25. 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 COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND PUNITIVE DAMAGES AND COSTS OF ANY MATHER RESULTING. THEREFROM

DAMAGES AND CUSTS OF ANY NATURE RESULTING THEREFRUM.

26. 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.

27. 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.

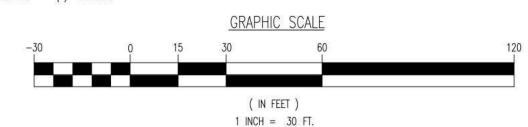
28. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.

29. 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.

SIGNAGE CHART

SIGN	REQUIREMENTS		PROPOSED	
FREESTANDING	NUMBER OF SIGNS:	1	NUMBER OF SIGNS:	9
	MAXIMUM SIGN AREA:	100 SF	SIGN AREA:	43.8 SF
	MAXIMUM SIGN HEIGHT:	10 FT	SIGN HEIGHT:	5 FI
	MINIMUM SIGN SETBACK:	10 FT	SIGN SETBACK:	10 FT
BUILDING MOUNTED	NUMBER OF FACADE SIGNS:	1	NUMBER OF SIGNS:	2 (V)
	MAXIMUM FACADE SIGN AREA:	100 SF	SIGN AREA:	100 SF
	MAX. VERTICAL DIMENSION:	4 FT	MAX. VERTICAL DIMENSION:	4 FT
DIRECTIONAL	MAXIMUM SIGN AREA:	N/S	SIGN AREA:	~7 SF

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE



1 INCH = 30 FT.THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN SET DATED 01/21/2021.

