

GENERAL NOTES

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

ALTA/NSPS LAND TITLE SURVEY FOR CAPITOL SENIORS HOUSING

SCHWANEWEDE/HALS ENGINEERING 9 POST ROAD, SUITE M11 OAKLAND, NJ 07436 DATED MARCH 4, 2021

CSH OLD TAPPAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY 1275 PENNSYLVANIA AVENUE NW, SUITE 200 APPLICANT:

WASHINGTON, DC 20004 OWNER: 244 OLD TAPPAN RD LLC 120 SYLVAN AVENUE #301 ENGLEWOOD CLIFFS, NJ 07632

ZONE RA-40 (RESIDENTIAL ONE-FAMILY DISTRICT) 5. EXISTING USE: ONE—FAMILY DWELLING (PERMITTED USE) (§ 255—8)

6. PROPOSED USE: ASSISTED LIVING AND MEMORY CARE FACILITY (NON-PERMITTED USE)

SCHEDULE OF ZONING REQUIREMENTS (§	255 ATTACHMENT 1)			
ZONE REQUIREMENT	ZONE RA-40	EXISTING	PROPOSED LOT A	PROPOSED LOT B
MINIMUM LOT AREA	40,000 SF (0.92 Ac)	237,921 SF (5.46 Ac)	145,790 SF (3.35 Ac)	92,131 SF (2.12 Ac)
MINIMUM LOT WIDTH	150'	494.2'	320.5'	174.7'
MINIMUM LOT DEPTH	200'	465.2'	497.5'	551.0'
MAXIMUM BUILDING COVERAGE	15%	1.4% (3,380 SF)	21.2% (30,937 SF) (V)	2.8% (2,554 SF)
IMPROVED LOT COVERAGE	30%	2.2% (5,176 SF)	49.9% (72,762 SF) (V)	5.0% (4,606 SF)
MAXIMUM FLOOR AREA*	8,400 SF	3,510 SF	81,342 SF (V)	2,554 SF
MAXIMUM HEIGHT OF BUILDING TO RIDGE LINE	35' (2.5 STORIES)	20.80' (1.5 STORIES)	34.5' (3 STORIES) (V)	20.80' (1.5 STORIES)
-ACCESSORY BUILDING	14'	30.1'	N/A	30.1'
MINIMUM FRONT YARD SETBACK (OLD TAPPAN ROAD)	50'	63.6'	74.5'	24.0' (V)
MINIMUM REAR YARD SETBACK	50'	394.9'	174.1'	494.4'
MINIMUM COMBINED SIDE YARD SETBACK	50'	243.3'	126.1'	115.9'

N/A: NOT APPLICABLE (V): VARIANCE

*LOT GREATER THAN 80,000 SF - MAXIMUM TOTAL FLOOR AREA OF 8,400 SF

A. EACH OFF-STREET PARKING SPACE SHALL HAVE AN AREA OF AT LEAST 200 SQUARE FEET EXCLUSIVE OF ACCESS DRIVES OR AISLES, BE AT LEAST 10 FEET WIDE AND 20 FEET LONG AND SHALL BE SURFACED SO AS TO RE USARIE FOR PARKING: 200 SE PROPOSED (COMPLIES)

60.9

55.9

DATED NOVEMBER 4, 2021

B. PER RSIS STANDARD 0.5 PARKING SPACES PER BED C. PARKING CALCULATION:

(83 UNITS) * (0.5 PARKING SPACES/1 UNIT) = 42 PARKING SPACES REQUIRED

D. PER NJ SENATE BILL S3223, AS A CONDITION OF PRELIMINARY SITE PLAN APPROVAL, FOR EACH APPLICATION INVOLVING A MULTIPLE DWELLING WITH FIVE OR MORE UNITS OF DWELLING SPACE, THE DEVELOPER, OR OWNER, AS APPLICABLE, SHALL PREPARE AS MAKE—READY PARKING SPACES AT LEAST 15 PERCENT OF THE REQUIRED OFF—STREET PARKING SPACES, AND INSTALL ELECTRIC VEHICLE SUPPLY EQUIPMENT IN AT LEAST ONE—THIRD OF THE 15 PERCENT OF MAKE—READY PARKING SPACES; WITHIN THREE YEARS FOLLOWING THE DATE OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, INSTALL ELECTRIC VEHICLE SUPPLY EQUIPMENT AN ADDITIONAL ONE—THIRD OF THE ORIGINAL 15 PERCENT OF MAKE—READY PARKING SPACES; AND WITHIN SIX YEARS FOLLOWING THE DATE OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, INSTALL ELECTRIC VEHICLE SUPPLY EQUIPMENT IN THE FINAL ONE—THIRD OF THE ORIGINAL 15 PERCENT OF MAKE—READY PARKING SPACES. E. PER NJ SENATE BILL S3223, A PARKING SPACE PREPARED WITH EVSE OR MAKE-READY EQUIPMENT SHALL COUNT AS TWO (2) PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT, WHICH SHALL RESULT IN A REDUCTION OF NO MORE THAN 10 PERCENT (10%) OF THE TOTAL REQUIRED PARKING.

15% OF 42 SPACES REQUIRED = 6.3 SPACES TOTAL EV SPACES PROPOSED = 4 SPACES (COMPLIES - GREATER THAN THE INITIAL ONE-THIRD OF THE 15% TO BE INSTALLED) 10% OF 42 SPACES REQUIRED = 4.2 SPACES MAXIMUM PARKING REQUIREMENT REDUCTION

TOTAL PARKING REQUIRED INCLUDING EV SPACES = 38 PARKING SPACES 46 PARKING SPACES PROPOSED (COMPLIES)

A. THERE SHALL BE PROVIDED ON THE SAME LOT WITH THE BUILDING FOR WHICH IT SHALL BE USED ONE LOADING BERTH FOR EACH 5,000 SQUARE FEET OF BUILDING FLOOR AREA AND ONE BERTH FOR EACH 20,000 SQUARE FEET, OR FRACTION THEREOF, IN EXCESS OF 5,000 SQUARE FEET OF FLOOR AREA. EACH LOADING SPACE SHALL BE AT LEAST 12 FEET WIDE, 35 FEET LONG, AND 14 FEET HIGH AND SHALL, AS NEARLY AS MA BE PRACTICABLE, BE LOCATED IN SUCH A POSITION AS TO CAUSE THE LEAST HINDRANCE TO INTERNAL CIRCULATION OF TRAFFIC AND THE LEAST NOISE AND AESTHETIC DISTURBANCES TO THE PUBLIC AND NEIGHBORING PROPERTY OWNERS. NO LOADING SPACE SHALL BE LOCATED IN A POSITION IN WHICH ANY VEHICLE USING THE SPACE SHALL BLOCK THE FREE PASSAGE OF PEDESTRIANS OR VEHICLES ON THE STREET. (§ 218-33)

(81,342 SF BUILDING FLOOR AREA) * (1 LOADING SPACE/20,000 SF OF BUILDING FLOOR AREA) = 4 LOADING SPACES REQUIRED; 1 LOADING SPACE PROPOSED (V)

A. PROVISION SHALL BE MADE FOR THE SAFE AND ADEQUATE CIRCULATION OF PEDESTRIANS AND VEHICLES WITHIN THE PROPERTY. THE WIDTH OF ALL AISLES OR DRIVEWAYS PROVIDING ACCESS TO INDIVIDUAL PARKING STALLS SHALL BE IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS: FOR A PARKING ANGLE OF 90°, THE DRIVEWAY AISLE WIDTH MUST BE 25 FEET. (\$ 218-26); 25' PROPOSED (COMPLIES

12. BUFFER REQUIREMENTS A. EVERY PROPERTY DEVELOPED WITH A NONPERMITTED USE, A NONCONFORMING USE OR ANY OTHER USE, WHICH PROPERTY IS THE SUBJECT OF AN APPLICATION FOR A VARIANCE PURSUANT TO N.J.S.A. 40:55D-70(D), UNDER ANY OF ITS SUBSECTIONS. (§ 255-88D) B. THE REQUIRED DEPTH (DIMENSIONS) OF EACH BUFFER ZONE SHALL BE DETERMINED BASED UPON THE PARTICULAR USE OF THE PROPERTY CONTAINING EACH SUCH BUFFER ZONE IN ACCORDANCE WITH TABLE A, BUFFER

ZONE REQUIREMENTS, INCORPORATED HEREIN AND MADE PART HEREOF. (§ 255-89A) C. ANY BUFFER ZONE SHALL REMAIN IN ITS NATURAL STATE WHERE WOODED, OR SHALL OTHERWISE CONSIST OF NEW LANDSCAPING AND PLANTINGS, INCLUDING YEAR-ROUND PLANTINGS OF BOTH DECIDUOUS AND EVERGREEN TYPE TREES, WHICH MAY BE COMBINED AND INTEGRATED WITH BERM AREAS. SAID NEW LANDSCAPING AND PLANTING SHALL PROVIDE A YEAR-ROUND VISUAL SCREEN AND SHALL BE COMPRISED OF PLANT MATERIAL THAT IS AT LEAST SIX FEET IN HEIGHT PLANTED SIX FEET ON CENTERS WITH STAGGERED PLANTING TO BE PROVIDED WHERE PRACTICABLE. (§ 255-89B) D. NO BUILDINGS, STRUCTURES, DRIVEWAYS, PARKING, OR LOADING AREAS OR OTHER USE OF THE LAND SHALL BE PERMITTED WITHIN ANY BUFFER AREA, PROVIDED HOWEVER THAT DECORATIVE WALLS AND FENCES MAY BE ERECTED ONLY AT THE EDGE OR PERIMETER OF THE BUFFER ZONE. (§ 255-89C) E. ANY APPLICATION FOR DEVELOPMENT OF PROPERTY WHICH INCLUDES A REQUIRED BUFFER ZONE SHALL PROVIDE A LANDSCAPING PLAN WHICH INCLUDES AN INVENTORY OF ALL EXISTING TREES WITHIN THE BUFFER ZONE, HAVING A MINIMUM CALIPER OF EIGHT INCHES OR GREATER MEASURED THREE FEET ABOVE GROUND LEVEL. (\$ 255-89D)

F. BUFFER ZONE REQUIREMENTS: A NONCONFORMING USE SUBJECT TO A VARIANCE UNDER N.J.S.A. 40:55D-70(d) SHALL PROVIDE A BUFFER 12.5% OF LOT DEPTH OR WIDTH (MINIMUM OF 35' AND MAXIMUM OF 70') ON THE SIDE OR SIDES FACING A RESIDENTIAL ZONE OR A RESIDENTIAL USE OR A HOUSE OF WORSHIP. (ARTICLE XVII TABLE A)

REAR YARD (RESIDENTIAL USE); BUFFER REQUIRED = 12.5% X 497.5' = 62.2' BUFFER REQUIRED; 40.2' PROPOSED (V) SIDE YARD (CHURCH); BUFFER REQUIRED = 12.5% X 320.5' = 40.1' BUFFER REQUIRED; 8.8' PROPOSED (V)

13. FENCE REQUIREMENTS A PROVISION SHALL BE MADE FOR THE PROTECTIVE AND COVERING FENCING AND SCREENING OF SUCH PORTIONS OF THE PROPERTY AS WELL AS THE PLANNING BOARD, UPON RECOMMENDATION OF THE SHADE TREE COMMISSION, MAY DEEM NECESSARY FOR THE SAFETY AND WELFARE OF THOSE PERSONS MOST LIKELY TO BE EXPOSED TO THE PROPERTY. (§ 218-28) 14. 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. 15. 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.

16. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. 17. 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. 18. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. 19. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

20. 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. 21. 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. 24. 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.

IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOTEES OF THE CONTRACTORS.

25. 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 PROCRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOYANNIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR'S POLICIES OF CENERAL LABBURY MINISTRACTOR'S POLICIES OF CENERAL LABBURY MINISTRACTORY AND CONTRACTORY MINISTRACTORY AND CONTRACTORY MINISTRACTORY AND CONTRACTORY CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

6. 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 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 TO PESCURE ANY CONFIDENCE OF THE PROPERTY OF T CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE. 27. 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

28. 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. 29. 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 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.

30. 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. 31. 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.

32. 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.

33. 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.

BERGEN COUNTY NOTES:

1. APPLICANT AND/OR CONTRACTOR SHALL CONTACT THE COUNTY INSPECTOR IN THE ENGINEERING DIVISION AT (201)336—6815, TO ARRANGE FOR INSPECTION OF THE ITEMS OF CONSTRUCTION LISTED IN SECTION D. OF THE COUNTY'S FINAL REPORT, PRIOR TO BEGINNING CONSTRUCTION AND WHEN CONSTRUCTION IS COMPLETE.

2. ANY PROPOSED PLANTINGS ALONG THE PROPERTY FRONTAGE SHALL HAVE A MATURE HEIGHT OF

THIRTY (30") INCHES OR LESS, MEASURED FROM THE DRIVEWAY PAVEMENT TO ENSURE ADEQUATE SIGHT DISTANCE FOR A VEHICLE EXITING THE SITE ONTO THE OLD TAPPAN ROAD.

3. ANY AND ALL SIDEWALKS, CURBING, & HANDICAP RAMPS SHALL BE RECONSTRUCTED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

4. ROAD OPENING PERMIT IS REQUIRED AND APPLICATION SHALL BE MADE TO THE BERGEN

COUNTY OPERATIONS DIVISION (201—646—2808) AND FEES FOR SAME SHALL BE PAID AS SET FORTH THEREIN.

5. ALL TRAFFIC SIGNS MUST CONFORM IN FACE DESIGN AND CONSTRUCTION TO SPECIFICATIONS
FOUND IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S.D.O.T., AND FEDERAL HIGHWAY ADMINISTRATION. SPECIFICALLY, REGULATORY & WARNING SIGNS SHALL BE FABRICATED OF FLAT ALUMINUM SHEETS AND SHALL BE COVERED WITH DIAMOND GRADE REFLECTIVE SHEETING, SERIES 4000 TYPE XI DESIGNATION PER ASTM.

6. ALL STOP BARS SHALL BE OF A REFLECTIVE HOT—EXTRUDED THERMOPLASTIC MARRIAL AND THE MANUFACTURED? SPECIFICATIONS FOR APPLICATION.

MINIMUM 90 MIL. THICKNESS, APPLIED IN ACCORDANCE WITH BERGEN COUNTY DESIGN STANDARDS AND THE MANUFACTURER'S SPECIFICATIONS FOR APPLICATION. ALL TRAFFIC CONTROL SIGNS REGULATING ON-SITE TRAFFIC SHALL BE MAINTAINED BY PROPERTY OWNER AND NOT THE COUNTY.

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	3	12/20/21	12/20/21 REVISED PER UPDATED LAYOUT	W
	2	09/10/21	09/10/21 REVISED PER SCD & COUNTY COMMENTS	19
-	-	07/29/21	07/29/21 REVISED PER SCD & COUNTY COMMENTS	19
	REV. DATE	DATE	COMMENTS	m



DYNAMIC ENGINEERING

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PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 36618

SITE PLAN

	SCALE: (H) 1"=30' (V).	DATE: 05/18/2021
Ш	PROJECT No: 1423-99-006	

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