



GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
- ALTA/NSPS LAND TITLE SURVEY FOR CAPITOL SENIORS HOUSING
SCHWENK/HALES ENGINEERING
9 POST ROAD, SUITE 101
OAKLAND, NJ 07436
DATED MAY 4, 2021
JOB NO. 7543-2312
2. OWNER: CSH OLD TAPPAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY
1275 PENNSYLVANIA AVENUE NW, SUITE 200
WASHINGTON, DC 20004
3. PARCEL DATA: 244 OLD TAPPAN RD LLC
120 SYLVAN AVENUE #301
ENGLEWOOD CLIFFS, NJ 07632
4. ZONE: 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)
7. SCHEDULE OF ZONING REQUIREMENTS (§ 255 ATTACHMENT 1)
- | ZONE REQUIREMENT | ZONE RA-40 | EXISTING | PROPOSED |
|--|---------------------|----------------------|-----------------------|
| MINIMUM LOT AREA | 40,000 SF (0.92 Ac) | 237,921 SF (5.46 Ac) | 237,921 SF (5.46 Ac) |
| MINIMUM LOT WIDTH | 150' | 495.1' | 495.1' |
| MINIMUM LOT DEPTH | 200' | 465.2' | 465.2' |
| MAXIMUM BUILDING COVERAGE | 15% | 1.4% (3,416 SF) | 12.1% (28,863 SF) |
| IMPROVED LOT COVERAGE | 30% | 2.2% (5,176 SF) | 33.4% (79,518 SF) (V) |
| MAXIMUM FLOOR AREA* | 8,400 SF | 3,510 SF | 81,342 SF (V) |
| MAXIMUM HEIGHT OF BUILDING TO RIDGE LINE | 35' (2.5 STORIES) | 20.80' (1.5 STORIES) | 34.5' (3 STORIES) (V) |
| MINIMUM FRONT YARD SETBACK (OLD TAPPAN ROAD) | 50' | 63.6' | 74.5' |
| MINIMUM REAR YARD SETBACK | 50' | 394.9' | 175.3' |
| MINIMUM COMBINED SIDE YARD SETBACK | 50' | 243.3' | 290.9' |
| MINIMUM SIDE YARD SETBACK | 20' | 46.3' | 66.7' |
- N/A: NOT APPLICABLE (V): VARIANCE
- *LOT GREATER THAN 80,000 SF - MAXIMUM TOTAL FLOOR AREA OF 8,400 SF
8. PARKING REQUIREMENTS
- 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 BE USABLE FOR PARKING; 200 SF PROPOSED (COMPLIES)
- B. PER RBS 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 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 IN 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 EYE 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.
- THEREFORE:
- 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)
10. LOADING REQUIREMENTS
- A. THESE SHALL BE PROVIDED ON THE SAME LOT WITH THE BUILDING FOR WHICH IT SHALL BE USED ONE LOADING BEETH FOR EACH 5,000 SQUARE FEET OF BUILDING FLOOR AREA AND ONE BEETH FOR EACH 20,000 SQUARE FEET OF PRODUCTION THERAPY. IN EXCESS OF 5,000 SQUARE FEET OF FLOOR AREA EACH LOADING SPACE SHALL BE AT LEAST 12 FEET WIDE, 25 FEET LONG, AND 14 FEET HIGH AND SHALL AS NEARLY AS MAY 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)
- B. LOADING CALCULATION:
- (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)
11. DRIVEWAY REQUIREMENTS
- 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 SPACES 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. 40:550-70(D), UNDER ANY OF ITS SUBSECTIONS, (§ 255-880)
- 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. (§ 255-880A)
- 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 INTERFERED WITH BURN AREAS, AND NEW LANDSCAPING AND PLANTING SHALL PROVIDE A YEAR-ROUND VISUAL SCREEN AND SHALL BE COMPOSED OF PLANT MATERIAL THAT IS AT LEAST SIX FEET IN HEIGHT PLANTED SIX FEET ON CENTERS WITH STAGGERED PLANTING TO BE PROVIDED WHERE PRACTICABLE. (§ 255-880B)
- 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 END OR PERIMETER OF THE BUFFER ZONE. (§ 255-880C)
- 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. (§ 255-880D)
- F. BUFFER ZONE REQUIREMENTS A NONCONFORMING USE SUBJECT TO A VARIANCE PURSUANT TO N.J.S.A. 40:550-70(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)
- THEREFORE:
- REAR YARD (RESIDENTIAL USE), BUFFER REQUIRED = 12.5% X 497.5' = 62.2' BUFFER REQUIRED; 47.9' PROPOSED (V)
- SIDE YARD (CHURCH), BUFFER REQUIRED = 12.5% X 320.5' = 40.1' BUFFER REQUIRED; 20.1' 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 MUST ADDRESS ANY AND ALL SUBMISSION MATTERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION MATTERS.
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. 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.
22. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
23. CONTRACTOR IS RESPONSIBLE FOR ALL SHADING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PRECAUTIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS dictate.
24. ALL CONTRACTORS MUST CARRY STATUTORY INSURANCE, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO MAKE DYNAMIC ENGINEERING CONSULTANTS, P.C. AND 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 MUST, 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 ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES 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 EMPLOYEES SHALL NOT BE RESPONSIBLE FOR THE WORK OR THE CONSTRUCTION ENGINEER'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 DESIGN OR ANY OTHER ENGINEERING DOCUMENTS. P.C. SHALL BE RESPONSIBLE FOR 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.
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 THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
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 CORRECT 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, THE LATEST EDITION, AND SHALL BE MAINTAINED THROUGHOUT THE DESIGN PHASE, SOIL REMEDIATION 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.
32. CONTRACTOR SHALL BE ADVISED THAT THE ENGINEER HAS NOT PROVIDED WITH FINAL FLOOR DRAWINGS AND THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NAC 523-7 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 NOTES

- GROUND SIGN REQUIREMENTS PER §255-81(c)(3).
1. ONE GROUND SIGN MAY BE ERECTED NEAR, BUT WHOLLY INSIDE, THE FRONT PROPERTY LINE AND AT RIGHT ANGLES THERETO. (COMPLIES)
2. SUCH SIGN SHALL NOT EXCEED 30 SQUARE FEET IN AREA. (V)
- SHALL NOT HAVE A DISPLAY HEIGHT GREATER THAN TWO TIMES THE WIDTH OR VICE VERSA. (COMPLIES)
- SHALL BE ERECTED SO THAT THE DISTANCE FROM THE TOP OF THE SIGN TO THE GROUND SHALL NOT EXCEED 10 FEET. (COMPLIES)
- AND THE DISTANCE FROM THE BOTTOM OF THE DISPLAY AREA TO THE GROUND SHALL NOT BE LESS THAN FOUR FEET. (V)

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 ENTERING THE SITE ON THE OLD TAPPAN ROAD.
3. ANY AND ALL SIDEWALKS, CURBS, & 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 DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH 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 SHEET AND SHALL BE COVERED WITH HANDED GRADE REFLECTIVE SHEETING, SERIES 4000 TYPE XI DESIGNATION PER ASTM.
6. ALL STOP BARS SHALL BE OF A REFLECTIVE, HOT-EXTRUDED THERMOPLASTIC MATERIAL, MINIMUM 90 MIL THICKNESS APPLIED IN ACCORDANCE WITH BERGEN COUNTY DESIGN STANDARDS AND THE MANUFACTURER'S SPECIFICATIONS FOR APPLICATION.
7. ALL TRAFFIC CONTROL SIGNS REGULATING ON-SITE TRAFFIC SHALL BE MAINTAINED BY PROPERTY OWNER AND NOT THE COUNTY.

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TITLE: **SITE PLAN**

SCALE: (H) 1"=30'
(V) 1"=30'

DATE: 05/18/2021

PROJECT NO: 1423-99-006

SHEET NO: **5** OF 20

Rev. #:

Plotted: 09/30/22 - 1:28 PM. By: jdemartini
File: P:\CEPC PROJECTS\1423 Capitol Seniors Housing\09-006 Old Tappan\DWG\Site Plans\142399006SS.dwg, --> 05 SITE PLAN

APPROVED BY THE COUNTY PLANNING BOARD, COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY: _____ DATE: _____