



GENERAL NOTES

- THIS PLAN REFERENCE: PLAN OF SURVEY WITH TOPOGRAPHY, VALLEY SURVEYING, INC., DATED JUNE 23, 2016, LAST REVISED 01/19/2018
 - OWNER/APPLICANT: CT05-CT07 200 PARK LLC & DT05-DT07 200 PARK LLC, 399 MONMOUTH STREET, EAST WINDSOR, NJ 08520
 - PARCEL DATA: BLOCK 117, LOT 21, 200 PARK AVENUE (NUSH ROUTE 33) AND WEST MAIN STREET (CR 537), BOROUGH OF FREEHOLD, MONMOUTH COUNTY, NEW JERSEY
 - ZONE: PARK & MAIN AH DISTRICT (R-7 ZONE)
 - EXISTING USE: RELIGIOUS INSTITUTION (ZONING ORDINANCE §18.08.040) (CONDITIONALLY PERMITTED USE)
 - PROPOSED USE: MULTIFAMILY RESIDENTIAL BUILDING (REDEVELOPMENT PLAN - USE REGULATIONS II(A) (PERMITTED USE))
 - SCHEDULE OF ZONING REQUIREMENTS (200 PARK AVENUE REDEVELOPMENT PLAN, TITLE 18 - SCHEDULE 1)
- | ZONE REQUIREMENT | PARK & MAIN AH DISTRICT | EXISTING | PROPOSED |
|---|-------------------------|-----------------------|-------------------------|
| MINIMUM LOT AREA | 1.40 AC | 64,072 SF (1.47 AC) | 64,072 SF (1.47 AC) |
| MINIMUM LOT WIDTH | 200 FT | 206.8 FT | 206.8 FT |
| MINIMUM FRONT YARD SETBACK (PRINCIPAL) (PARK AVENUE) | 15 FT | 58.4 FT | 15 FT |
| MINIMUM FRONT YARD SETBACK (PRINCIPAL) (WEST MAIN STREET) | 23 FT [1] | 96.2 FT | 23 FT |
| MINIMUM SIDE YARD SETBACK (PRINCIPAL) | 35 FT | 72.6 FT | 37.6 FT |
| MINIMUM REAR YARD SETBACK (PRINCIPAL) | 85 FT | 23.5 FT (E) | 96 FT |
| MINIMUM PROPERTY LINE SETBACK (ACCESSORY STRUCTURES) | 10 FT [2][3] | 7.51 FT | 10 FT (TRANSFORMER PAD) |
| MAXIMUM BUILDING HEIGHT (PRINCIPAL) | 60 FT/4 STORIES [4] | < 30 FT/1 STORY | 47 FT/4 STORIES |
| MAXIMUM BUILDING HEIGHT (ACCESSORY STRUCTURES) | 16 FT | N/A | 6 FT (TRASH ENCLOSURE) |
| MAXIMUM NUMBER OF DWELLING UNITS | 52 UNITS | N/A | 52 UNITS |
| MAXIMUM LOT COVERAGE | 75% | 39.6% (25,341 SF) (E) | 74.95% (48,045 SF) |
- N/S: NO STANDARD N/A: NOT APPLICABLE (V): VARIANCE (E): EXISTING NON-CONFORMANCE
- THIS SETBACK SHALL BE TO THE RIGHT OF WAY AND MAY INCORPORATE A PROPOSED 7 FT COUNTY RIGHT OF WAY EASEMENT WITHIN THE SETBACK. IN THE EVENT THAT MONMOUTH COUNTY REQUIRES A 7 FT ROW EASEMENT IN LIEU OF A 7 FT ROW EASEMENT, THEN THE FOREGOING SETBACK SHALL BE TO WHAT THE ROW WOULD HAVE BEEN IF AN EASEMENT HAD BEEN GRANTED AND NOT A REDUCTION (REDEVELOPMENT PLAN §3.2.8.2) (COMPLIES)
 - FOR ALL ACCESSORY USES OR STRUCTURES EXCEPT PATIOS, DECKS, DRIVEWAYS, GATES, DIRECTIONAL SIGNS AND OUTDOOR SEATING AREAS, RETAINING WALLS, SIDEWALKS, TRASH ENCLOSURES, TRANSFORMER PADS, ELECTRIC VEHICLE CHARGING EQUIPMENT, TRANSFORMER AND RELATED ELECTRICAL EQUIPMENT SERVING THE ELECTRIC VEHICLE CHARGING STATIONS, UNDERGROUND STORMWATER AND SANITARY SEWER IMPROVEMENTS, ABOVE-GROUND STORMWATER MANAGEMENT FACILITIES, WHICH SHALL HAVE A ZERO (0) FT SETBACK (REDEVELOPMENT PLAN §3.2.3.4) (COMPLIES)
 - BALCONIES, BAY WINDOWS, ROOF OVERHANGS, CHIMNEYS AND SIMILAR APPURTENANCES MAY EXTEND NOT MORE THAN 2 FT INTO A REQUIRED SETBACK. (REDEVELOPMENT PLAN §3.2.3.4) (COMPLIES)
 - ARCHITECTURAL AND MECHANICAL FEATURES SUCH AS BULKHEADS, ROOF MOUNTED MECHANICAL EQUIPMENT, STAR TOWERS, PARAPETS AND SCREENS SHALL NOT BE INCLUDED IN THE ROOF LINE MEASUREMENT OF MAXIMUM BUILDING HEIGHT FOR FLAT ROOFS. SUCH ROOF APPURTENANCES SHALL BE LIMITED TO A HEIGHT NO GREATER THAN 15% OF THE MAXIMUM BUILDING HEIGHT AS CALCULATED HEREIN AND SHALL BE SCREENED FROM VIEW BELOW. (REDEVELOPMENT PLAN §3.2.4.8) (COMPLIES)
8. OFF-STREET PARKING REQUIREMENTS
- THE MINIMUM PARKING SETBACK TO A PROPERTY LINE OR RIGHT-OF-WAY SHALL BE 7 FEET. (REDEVELOPMENT PLAN §3.2.8.6) (COMPLIES)
 - MINIMUM PARKING SPACE SIZE SHALL BE 9' X 18'. (ZONING ORDINANCE §18.24.030-A.10) (REDEVELOPMENT PLAN §3.2.8.6) (COMPLIES)
 - PARKING SPACES THAT ARE 8' X 16' CAN BE ADDED FOR COMPACT CARS IF DESIGNATED BY SIGNAGE. (REDEVELOPMENT PLAN §3.2.4.6) (COMPLIES)
 - MINIMUM HANDICAPPED PARKING SPACE SIZE: 12' X 18' REQUIRED (ZONING ORDINANCE §18.24.030-A.10) (COMPLIES)
 - MAKE READY PARKING SPACES SHALL BE PROVIDED PURSUANT TO NJSA 40:55-85.20, WHICH SPACES MAY BE LOCATED WITHIN THE GROUND LEVEL PARKING OF THE BUILDING AS WALL-MOUNTED EQUIPMENT. (REDEVELOPMENT PLAN §3.2.8.10) (COMPLIES)
 - OFF-STREET PARKING SPACES SHALL BE PROVIDED WITHIN FIVE HUNDRED (500) FEET OF THE BUILDING WHICH IT IS INTENDED TO SERVE. (ZONING ORDINANCE §18.24.030-A.12) (COMPLIES)
 - APARTMENTS SHALL PROVIDE 1.5 PARKING SPACES FOR EVERY DWELLING UNIT (ZONING ORDINANCE §18.73.010.A.1) (REDEVELOPMENT PLAN §3.1.0.1)
 - PARKING CALCULATION

52 DWELLING UNITS * (1.5 SPACES/ DWELLING UNIT) = 78 SPACES
TOTAL SPACES REQUIRED (ORDINANCE) = 78 SPACES
PER THE NEW JERSEY RESIDENTIAL SITE IMPROVEMENTS STANDARDS (RSIS), § 5.21-4.14-TABLE 4.4 REQUIREMENTS FOR GARDEN APARTMENTS, THE FOLLOWING NUMBER OF SPACES SHALL BE REQUIRED.

32 - (1) BEDROOM UNITS * (1.8 SPACES/ (1) BEDROOM UNITS) = 58 SPACES
18 - (2) BEDROOM UNITS * (2 SPACES/ (2) BEDROOM UNITS) = 36 SPACES
2 - (3) BEDROOM UNITS * (2.1 SPACES/ (3) BEDROOM UNITS) = 4.2 SPACES (4 SPACES REQUIRED)
TOTAL SPACES REQUIRED (RSIS) = 98 SPACES

PER STATE REGULATIONS (SENATE BILL S3223 - C.40:55-60-62.0):
MINIMUM MAKE-READY SPACES REQUIRED:
0.15 X (78 SPACES REQUIRED PER ORDINANCE) = 11.7 OR 12 SPACES (1/3 OF 12 = 4 TO BE INSTALLED AT THE ISSUANCE OF C/O)
PARKING SPACE REQUIREMENT CREDITS:
MIN 2 CREDITS/SPACE X 12 MAKE-READY SPACES = 24 CREDITED SPACES
MAX 10% OF REQUIRED SPACES = 0.10 X 78 = 7.8 OR 8 CREDITED SPACES PERMITTED

TOTAL SPACES PROVIDED = 101 TOTAL SPACES (INCLUDES 5 ADA SPACES)
PLUS 8 ADDITIONAL SPACE CREDIT PER EV RULES SECTION C.40:55-60-62.0
FOR ZONING PURPOSES ONLY:
TOTAL SPACES (INCLUDING EV) = 109 TOTAL SPACES (COMPLIES)

- APARTMENT REQUIREMENTS
- MARKET RATE AND AFFORDABLE APARTMENTS SHALL HAVE A FLOOR AREA OF AT LEAST 650 SQUARE FEET FOR A ONE-BEDROOM CONFIGURATION, 825 SQUARE FEET FOR A TWO-BEDROOM CONFIGURATION AND 950 SQUARE FEET FOR A THREE-BEDROOM CONFIGURATION. (REDEVELOPMENT PLAN §3.2.10) (COMPLIES - REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS)
- MARKET RATE APARTMENTS SHALL CONSIST OF 31 ONE-BEDROOM APARTMENTS AND 12 TWO-BEDROOM APARTMENTS. AFFORDABLE APARTMENTS SHALL CONSIST OF ONE (1) ONE-BEDROOM APARTMENT, SIX (6) TWO-BEDROOM APARTMENTS AND TWO (2) THREE-BEDROOM APARTMENTS. A TOTAL OF 52 APARTMENTS MAY BE CONSTRUCTED. (REDEVELOPMENT PLAN §3.2.10) (COMPLIES - REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS)
- DRIVEWAY REQUIREMENTS
- THE MINIMUM WIDTH OF THE PRIMARY ACCESS DRIVE FROM PARK AVENUE SHALL BE 24 FEET. (REDEVELOPMENT PLAN §3.2.8.6) (COMPLIES)
- NO PORTION OF A DRIVEWAY ALONG A STATE ROAD SHALL BE LOCATED WITHIN 12 FT OF A SIDE PROPERTY LINE. (NJAC-16-47-3.8.0.1) (COMPLIES)
- FENCE REQUIREMENTS
- FENCES NOT TO EXCEED FOUR FEET IN HEIGHT BETWEEN THE FRONT PROPERTY LINE AND THE BUILDING LINE, EXCEPT THAT TOWNHOUSE UNITS AND OTHER UNIT TYPES DETERMINED TO BE OF A SIMILAR TYPE SHALL NOT BE PERMITTED TO EXCEED FENCES IN THE FRONT YARD AREA. (ZONING ORDINANCE §18.76.030-A) (NOT APPLICABLE)
- FENCES NOT TO EXCEED FIVE FEET IN HEIGHT ABOVE GROUND LEVEL MAY BE ERRECTED BETWEEN THE FRONT BUILDING LINE AND THE REAR LINE OF THE BUILDING. (ZONING ORDINANCE §18.76.030-B) (COMPLIES)
- FENCES NOT TO EXCEED SIX FEET IN HEIGHT ABOVE GROUND LEVEL MAY BE ERRECTED FROM THE REAR LINE OF THE BUILDING TO THE REAR OF THE PROPERTY LINE. (ZONING ORDINANCE §18.76.030-C) (COMPLIES)
- NO FENCE SHALL BE ERRECTED OR MAINTAINED AT A HEIGHT IN EXCESS OF THREE FEET WHEN LOCATED WITHIN A THIRTY (30) FOOT RADIUS OF THE CORNER CURB LINE OF THE INTERSECTION OF TWO OR MORE STREETS OR ROADWAYS. (ZONING ORDINANCE §18.76.020-1) (NOT APPLICABLE)
- NO FENCE WHICH IS MORE THAN FIFTY (50) PERCENT SOLID SHALL BE PERMITTED IN ANY FRONT YARD. NO FENCE WHICH IS MORE THAN FIFTY (50) PERCENT SOLID SHALL BE PERMITTED WITHIN TEN (10) FEET OF THE FRONT SIDEWALK, OR IN THE EVENT NO SIDEWALK EXISTS, OF THE FRONT PROPERTY LINE. ANY FENCE LOCATED WITHIN TEN (10) FEET OF THE FRONT SIDEWALK, OR IN THE EVENT NO SIDEWALK EXISTS, THE FRONT PROPERTY LINE, SHALL HAVE AT LEAST FIFTY PERCENT (50%) OPEN. (ZONING ORDINANCE §18.76.030-D) (COMPLIES)
12. SIGN LIGHT REQUIREMENTS
- AT THE INTERSECTION OF TWO OR MORE STREETS, NO HEDGE, FENCE OR WALL (OTHER THAN A SINGLE POST OR TREE) WHICH IS HIGHER THAN THREE FEET ABOVE CURB LEVEL, NOR ANY OBSTRUCTION TO VISION, SHALL BE PERMITTED IN THE TRIANGULAR AREA FORMED BY THE INTERSECTING STREET AND A LINE JOINING EACH THIRTY (30) FEET DISTANT FROM THE INTERSECTION OF THE STREET LINES. (ZONING ORDINANCE §18.72.050-B) (COMPLIES)
- PLACEMENT OF ACCESSORY STRUCTURES SHALL NOT INTERFERE WITH SIGHT TRIANGLES AT SITE ACCESS POINTS. (REDEVELOPMENT PLAN §3.2.3.8) (COMPLIES)

GENERAL NOTES (CONT'D)

- 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.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE SLOTTED 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 SAID REPORTS & PLANS.
17. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
18. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
19. 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.
20. SOIL WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
21. ALL EXCAVATED UNSATURATED MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
22. 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 ITS SUBCONSULTANTS DISCATE.
23. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE. CONTRACTOR SHALL PROVIDE EVIDENCE OF EACH POLICY DURING THE CONSTRUCTION PERIOD. 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 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.
24. NEITHER THE PROFESSIONAL ACTIVITIES OF A 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 THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
25. 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 CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS THAT ARE 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.
26. 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 MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
27. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND THE PROJECT SHALL BE SUBMITTED TO MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
28. 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 THEREOF AND ALL COMPENSATION 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 INCURRED THEREFROM.
29. 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.
30. 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.
31. CONTRACTOR ACKNOWLEDGES AND AGREES THAT THE HANDICAPPED ACCESSIBLE ROUTE SHALL BE FINAL AND MUST BE CONFORMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
32. CONTRACTOR TO BE ADVISED THAT THE ENGINEER HAS NOT PROVIDED 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 CONFORMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAPPED ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NJAC 52:23-7 AND THE HANDICAPPED 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 SET DATED 03/27/2023

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

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TITLE: **SITE PLAN RENDERING**

PROJECT: **CT05-CT07 200 PARK LLC & DT05-DT07 200 PARK LLC
PROPOSED MULTI-FAMILY BUILDING**

JOB No: 0826-99-019 DATE: 07/12/2023

DRAWN BY: AJH SCALE: (H) 1"=20'
(V)

DESIGNED BY: MPD SHEET No:

CHECKED BY: RTO

CHECKED BY: —

JAME PINETZ

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 49266

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 41985

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