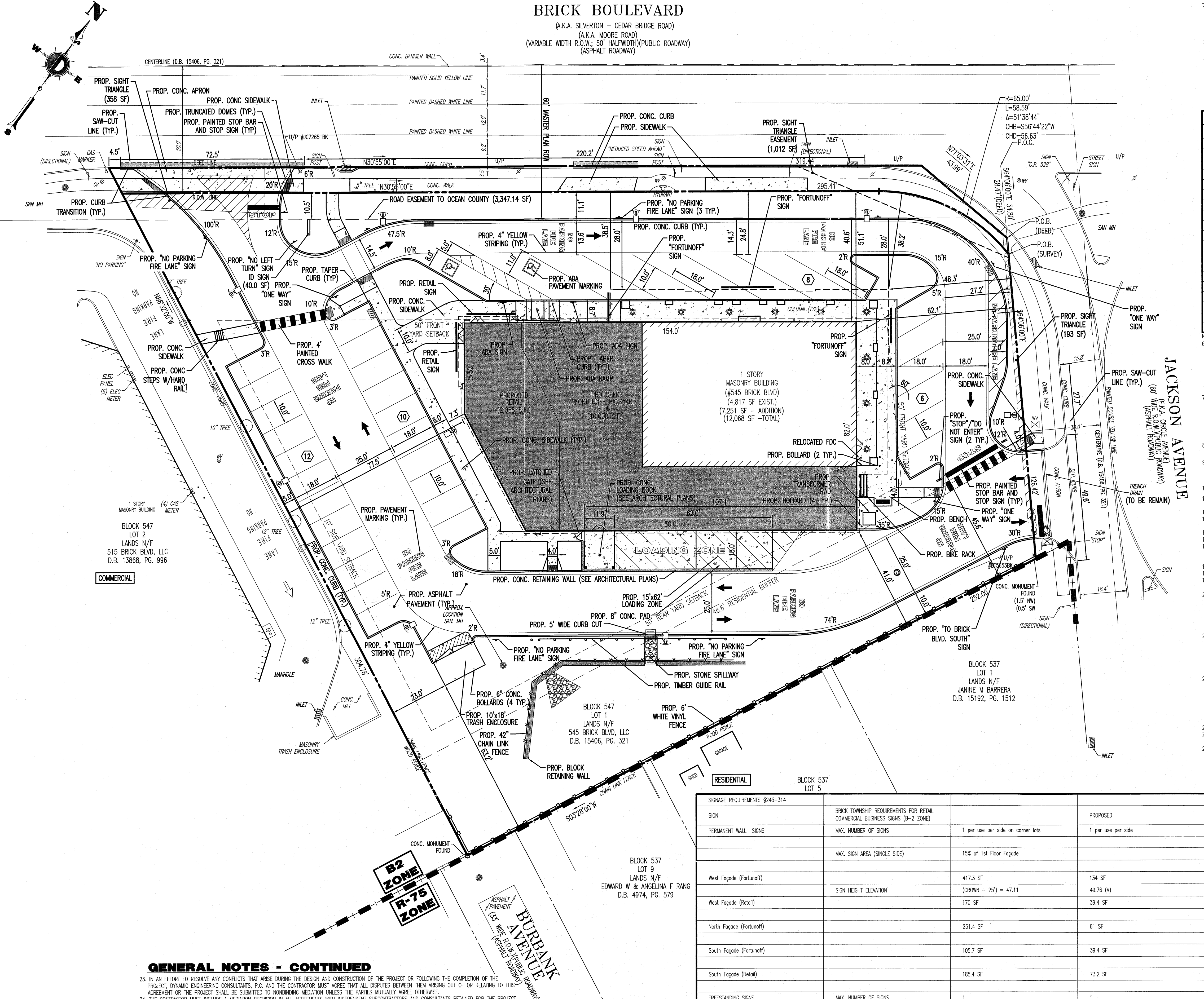




GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
BOUNDARY & TOPOGRAPHIC SURVEY
BLUE MARSH ASSOCIATES, INC.
1541 ROUTE 37 EAST, SUITE 207
OCEAN COUNTY, NEW JERSEY 08753
FILE# 12-8284-298
DATED: 10/31/13

2. OWNER: 545 BRICK BOULEVARD, LLC.
399 MONMOUTH STREET
EAST WINDSOR, NJ 08520

3. APPLICANT: 545 BRICK BOULEVARD, LLC.
399 MONMOUTH STREET
EAST WINDSOR, NJ 08520

4. PARCEL DATA: BLOCK 547 LOT 1
BRICK BOULEVARD AND JACKSON AVENUE
TOWNSHIP OF BRICK
OCEAN COUNTY, NEW JERSEY
ZONE: B-2
USE: FURNITURE STORE - PERMITTED USE

5. SCHEDULE OF ZONING REQUIREMENTS:

ZONE REQUIREMENT	B-2	EXISTING	PROPOSED	PROPOSED (AFTER DEDICATION)
MIN. LOT AREA	20,000 SF (0.46 Ac)	61,610.60 SF (1.41 Ac)	61,610.60 SF (1.41 Ac)	58,263.47 SF (1.33 Ac)
MIN. LOT WIDTH	125'	324.68'	324.68'	320.14'
MIN. LOT DEPTH	125'	233'	233'	223'
MIN. FRONT YARD SETBACK (BRICK BOULEVARD)				
-BUILDING	50'	51.1'	51.1'	40.6' (V)
-BUILDING OVERHANG	50'	42.35' (E)	38.2' (V)	28.0' (V)
-PARKING	20'	25.2'	24.8'	14.3' (V)
MIN. FRONT YARD SETBACK (JACKSON AVENUE)				
-BUILDING	50'	62.1'	62.1'	62.1'
-BUILDING OVERHANG	50'	52.68'	48.3' (V)	48.3' (V)
-PARKING	20'	106.4'	27.2'	27.2'
MIN. SIDE YARD SETBACK				
-BUILDING	10'	119.9'	77.5'	77.5'
-PARKING	N/A	21.0'	5.0'	5.0'
MIN. REAR YARD SETBACK				
-BUILDING	50'	56.9'	41.0' (V)	41.0' (V)
-PARKING	N/A	33.3'	45.6'	45.6'
MAX. BUILDING HEIGHT		26.58'	32.19'	32.19'
MAX. LOT COVERAGE (BY BUILDING)	30%	8%	19.5% (12,068 SF)	20.7% (12,068 SF)
MAX. IMPERVIOUS COVERAGE	65%	68%	43,579.3 SF (V)	73.90% (43,071.65 SF (V)

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

6. PARKING (OFF-STREET PARKING): 6 245-310

REQUIRED:
FURNITURE STORE: 1 SPACE/400 SF
RETAIL: 1 SPACE/200 SF
THAT MEANS:
FURNITURE STORE: 10,000 SF x 1 SP/400 = 25 SPACES
RETAIL: 2,068 SF x 1 SP/200 SF = 10 SPACES
TOTAL: 35 SPACES REQUIRED

7. LOCATION REQUIREMENTS & 245-311

8. PARKING FACILITIES MAY BE LOCATED IN ANY YARD SPACE, BUT SHALL NOT BE CLOSER THAN 20 FEET TO ANY STREET RIGHT-OF-WAY LINE OR ANY EASEMENT DEDICATED FOR ROADWAY PURPOSES.

9. NO PARKING ZONE BOUNDARY WITHIN 25 FEET OF A STREET BOUNDARY.

10. PARKING SPACES SHALL BE TO FEET BY 18 FEET, WITH AN ACCESS AREA SPACE OF 25 FEET BETWEEN EACH ROW OF PARKING STALLS. IN THE CASE OF ONE-WAY CIRCULATION, OR NON-PERPENDICULAR PARKING, THE ASILE WIDTH MAY BE REDUCED TO 18 FEET (V).

11. PARKING STALLS WITH AN INTERIOR CORNER ORIENTATION IN A NINETY-DEGREE PARKING FIELD MUST BE DESIGNED SO THAT THERE IS A MINIMUM SEPARATION OF FIVE FEET BETWEEN STALLS TO PREVENT CONFLICTS WITH BACKING VEHICLES.

12. MIN. ANY PARKING STALL ADJACENT TO A RIGHT-OF-WAY MUST PROVIDE BERMING WITH A MINIMUM HEIGHT OF THREE FEET. (W)

13. (1) TOTAL LANDSCAPED AREA SHALL BE A MINIMUM OF 20% OF THE TOTAL LOT AREA.
(2) 62' ZONE MINIMUM 25 FEET OR 20% OF LOT DEPTH NOT TO EXCEED 75 FEET, WHICHEVER IS GREATER. (E)

14. PARKING SPACES MAY BE PERMITTED IN ANY PARKING LOT, BUT SHALL BE REQUIRED IN ALL PARKING LOTS PROVIDING FOR MORE THAN 20 PARKING SPACES. THE AREA OF THE LANDSCAPING WITHIN PARKING LOTS MUST BE A MINIMUM OF 25% OF THE TOTAL LOT AREA.

15. PLANTING STREETS MUST BE PROVIDED BETWEEN ADJACENT PARKING LOTS PROVIDING CONTROL OF VEHICULAR MOVEMENT FROM ONE PARKING LOT TO THE OTHER. IN THIS INSTANCE, NO PARKING SHALL BE ALLOWED WITHIN 10 FEET OF THE STREET LINE ON EITHER SIDE, PROVIDING A NEW FOOT STOP SUFFICIENT FOR LANDSCAPING.

16. LANDSCAPING REQUIREMENTS MISCELLANEOUS REQUIREMENTS & 245-220

17. (1) TOTAL LANDSCAPED AREA SHALL BE A MINIMUM OF 20% OF THE TOTAL LOT AREA.
(2) 62' ZONE MINIMUM 25 FEET OR 20% OF LOT DEPTH NOT TO EXCEED 75 FEET, WHICHEVER IS GREATER. (E)

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

19. 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.

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

21. THE PROPERTY SURVEY SHALL BE CONDUCTED BY A LICENSED SURVEYOR.

22. 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.

23. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

24. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

25. 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 INDICATE.

26. 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 INDEMNIFY 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, 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.

27. 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.

28. 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 REPEAT SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN REVIEWED.

29. THE DEVELOPER IS REQUIRED TO OBTAIN A PERMIT FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE RIGHT OF WAY OF BRICK BOULEVARD.

30. THE DEVELOPER SHALL OBTAIN A LETTER OF FINAL ACCEPTANCE FROM THE OCEAN COUNTY ENGINEER FOR THE ROAD IMPROVEMENTS ALONG BRICK BOULEVARD PRIOR TO THE RELEASE OF ANY BOND OR OTHER FINANCIAL SURETY POSTED WITH THE MUNICIPALITY FOR THE IMPROVEMENTS.

31. ALIGNMENT AND GRADE FOR CURB AND ROAD IMPROVEMENTS ALONG BRICK BOULEVARD SHALL BE ESTABLISHED BY THE DEVELOPER'S ENGINEER AS APPROVED BY THE OCEAN COUNTY ENGINEER. STAKEOUT OF ALL CURB AND ROAD IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE EXECUTED BY A LICENSED NEW JERSEY PROFESSIONAL LAND SURVEYOR. CURB AS-BUILTS SHALL BE SUBMITTED TO THE OCEAN COUNTY ENGINEER PRIOR TO ANY PAVING OPERATIONS. FINAL AS-BUILT INFORMATION SHALL BE SUPPLIED ON A REPRODUCIBLE MEDIUM, WILL INCLUDE TOP AND BOTTOM OF CURB, CENTERLINE AND QUARTER CROWN GRADES, MONUMENTS WHERE APPLICABLE, SHALL BE SIGNED AND SEALED BY A LICENSED NEW JERSEY PROFESSIONAL LAND SURVEYOR AND ACCOMPANIED BY A MONUMENT CERTIFICATION WHERE APPLICABLE.

PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF TOWNSHIP OF BRICK, OCEAN COUNTY, NJ

CHAIRMAN: *[Signature]* 4/6/15
SECRETARY: *[Signature]* 4/8/15
BOARD ENGINEER: *[Signature]* 3/25/15

SIGNAGE REQUIREMENTS \$245-314		SIGNAGE REQUIREMENTS FOR RETAIL COMMERCIAL BUSINESS SIGNS (B-2 ZONE)		PROPOSED	
SIGN	BRICK TOWNSHIP REQUIREMENTS FOR RETAIL COMMERCIAL BUSINESS SIGNS (B-2 ZONE)				
PERMANENT WALL SIGNS	MAX. NUMBER OF SIGNS	1 per use per side on corner lots		1 per use per side	
	MAX. SIGN AREA (SINGLE SIDE)	15% of 1st Floor Façade			
West Façade (Fortunoff)		417.3 SF		134 SF	
West Façade (Retail)		170 SF		39.4 SF	
North Façade (Fortunoff)		251.4 SF		61 SF	
South Façade (Fortunoff)		105.7 SF		39.4 SF	
South Façade (Retail)		185.4 SF		73.2 SF	
FREESTANDING SIGNS	MAX. NUMBER OF SIGNS	1		1	
	MAX. SIGN AREA	40 SF/SIDE		39.7 SF	
	MAX. SIGN HEIGHT	12'		7'	
	MIN. SIGN SETBACK	10'		10.5'	

(V): VARIANCE; (E): EXISTING NON-CONFORMITY; N/A: NOT APPLICABLE; N/R: NO REQUIREMENT

NOTE 1: THE FREESTANDING SIGN MUST BE LANDSCAPED AT ITS BASE AND MAINTAINED

GRAPHIC SCALE
-20 0 10 20 40 60
(IN FEET)
1 INCH = 20 FT.

GENERAL NOTES - CONTINUED

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.
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 THEREOF 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.
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 EXTENSION UNLESS SPECIFICALLY NOTED.
28. 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.
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 RAMP 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.
30. ALL FIRE LANES, ZONES, FIRE SIGNS AND STRIPING TO BE IN ACCORDANCE WITH CHAPTER 191.