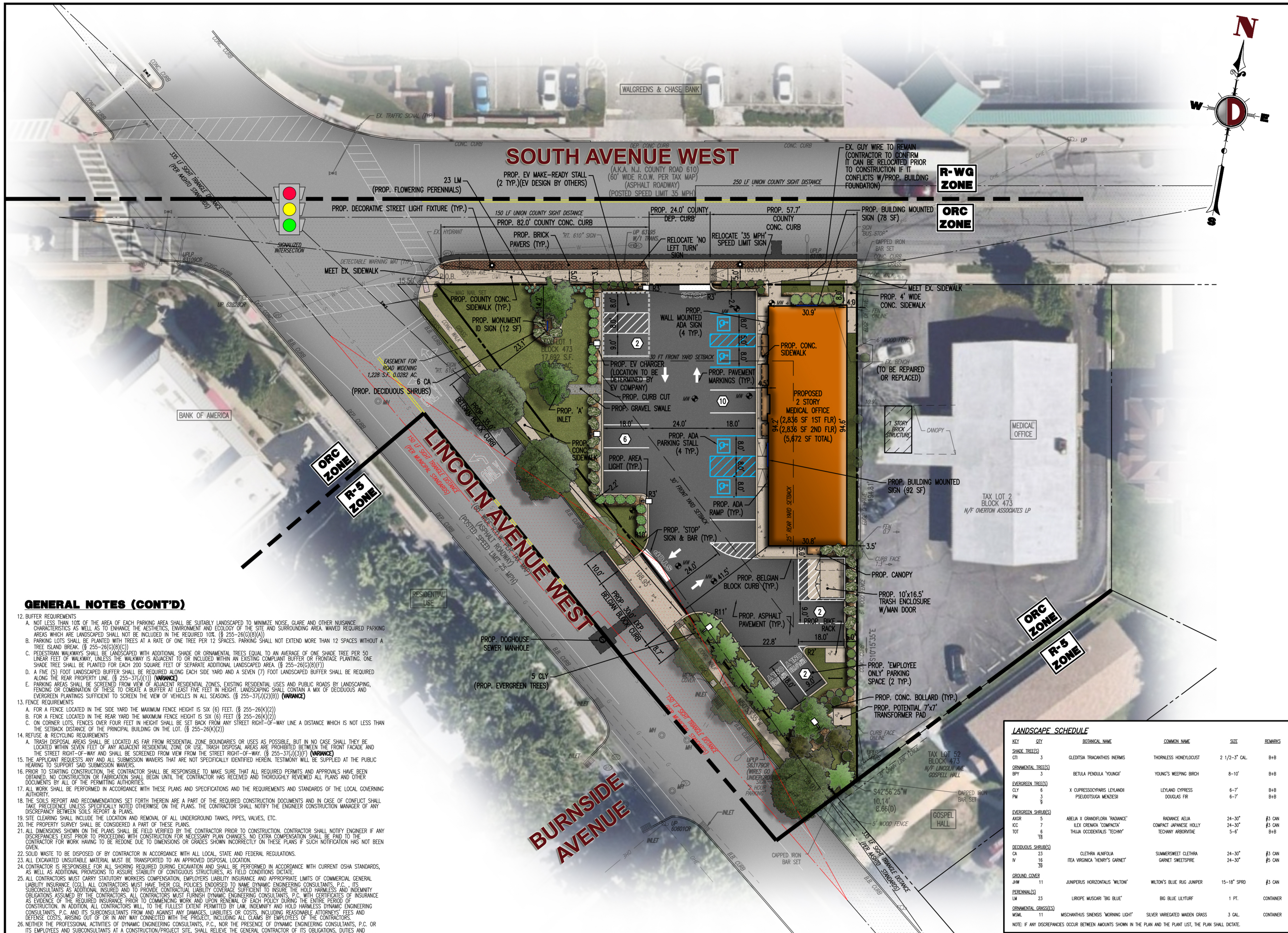

GENERAL NOTES

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

   BOUNDARY SURVEY W/ TOPOGRAPHY
   PREPARED BY DPK CONSULTING
   220 OLD NEW BRUNSWICK RD
   PISCATAWAY, NJ 08854
   DATED: 10/11/2018; LAST REVISED 12/21/2021

2. OWNER: CALCEDONIA INC, 285 CHERRY LANE, KENNETT SQUARE, PA 19348
3. APPLICANT: NAKT REAL ESTATE HOLDINGS, LLC, 1 CHARLOTTE DRIVE, CLARK, NJ 07006
4. PARCEL DATA: BLOCK 473, LOT 1, 49 SOUTH AVENUE WEST (CR 610) AND LINCOLN AVENUE WEST, TOWNSHIP OF CRANFORD, UNION COUNTY, NJ
5. ZONE: ORC (OFFICE RESIDENTIAL CHARACTER)
6. EXISTING USE: AUTOMOBILE SERVICE STATION **(NON-PERMITTED USE) (E)**
7. PROPOSED USE: URGENT CARE FACILITY **(NON-PERMITTED USE) (D(1) VARIANCE)**; PHYSICAL THERAPY OFFICE **(NON-PERMITTED USE) (D(1) VARIANCE)**; MULTIPLE USES **(VARIANCE)**
8. SCHEDULE OF ZONING REQUIREMENTS

ZONE REQUIREMENT	ORC ZONE	EXISTING	PROPOSED
MINIMUM LOT AREA	15,000 SF (0.344 Ac) [1]	17,692 SF (0.41 Ac)	17,692 SF (0.41 Ac)
MINIMUM LOT WIDTH	100 FT	194.81 FT	194.81 FT
MAXIMUM BUILDING HEIGHT	2.5 STORIES/35 FT [2]	< 35 FT	2 STORIES / 34'-4 1/2"
MINIMUM FRONT YARD SETBACK (LINCOLN AVE WEST)	30 FT	41.6 FT	41.5 FT
MINIMUM FRONT YARD SETBACK (SOUTH AVE WEST)	30 FT	36.7 FT	8.0 FT **(V)**
MINIMUM REAR YARD SETBACK	25 FT	4.8 FT **(E)**	4.0 FT **(V)**
MINIMUM SIDE YARD SETBACK	10% OF THE LOT WIDTH (10 FT MINIMUM)	N/A	N/A
MINIMUM COMBINED SIDE YARD SETBACK	20% OF THE LOT WIDTH (20 FT MINIMUM)	N/A	N/A
MINIMUM DISTANCE FROM BUILDING TO 1 OR 2 FAMILY RESIDENCE	20 FT	N/A	N/A
MAXIMUM FLOOR AREA RATIO	0.5	0.11	0.33 (5,802 SF)
MAXIMUM BUILDING COVERAGE	30%	11.2% (1,982 SF)	16.0% (2,836 SF)
MAXIMUM LOT IMPERVIOUS COVERAGE	75%	86.2% (15,251 SF) **(E)**	69.6% (12,318 SF)

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

[1] THERE SHALL BE ONE PRINCIPAL BUILDING PER LOT AND NO BUILDING SHALL CONTAIN MORE THAN 6,500 SQUARE FEET OF BUILDING AREA PER LOT. (§ 255-37(J)(3)(B)) **(COMPLIES)**
[2] ALL NEW BUILDINGS AND ANY EXISTING BUILDINGS THAT ARE EXPANDED SHALL CONTAIN AT LEAST TWO STORIES ABOVE GRADE. (§ 255-37(J)(3)(C)) **(COMPLIES)**

9. PARKING REQUIREMENTS
   A. NO PARKING SHALL BE PERMITTED IN THE REQUIRED FRONT YARD OR BETWEEN ANY PART OF THE FRONT BUILDING FAÇADE AND THE STREET RIGHT-OF-WAY LINE. (§255-37(J)(2)(A)) **(VARIANCE)**
   B. NO REQUIRED OFF-STREET PARKING AREA SHALL BE LOCATED BEHIND THE FRONT BUILDING FACE TO THE STREET RIGHT OF WAY. (§ 255-26(G)(3)(A))
   C. NO REQUIRED OFF-STREET PARKING AREA SHALL BE LOCATED 5 FT FROM THE SIDE OR REAR PROPERTY LINE. (§ 255-26(G)(3)(A))
   D. NO REQUIRED OFF-STREET PARKING AREA SHALL BE LOCATED 5 FT FROM AN ACCESSORY OR PRINCIPAL BUILDING. (§ 255-26(G)(3)(A))
   E. NO REQUIRED OFF-STREET PARKING AREA SHALL BE LOCATED 10 FEET FROM THE RESIDENTIAL ZONE BOUNDARY. (§ 255-26(G)(3)(A))
   F. EACH OFF-STREET PARKING SPACE SHALL HAVE A USABLE AREA OF NOT LESS THAN ONE-HUNDRED EIGHTY (180) SQUARE FEET, EXCLUSIVE OF ACCESS DRIVES OR AISLES, AND SHALL MEASURE NOT LESS THAN TEN (10) FEET IN WIDTH AND EIGHTEEN (18) FEET IN LENTH AND SHALL BE OF USABLE SHAPE AND CONDITION. (§255-26(G)(3)(A)[1] **(WAIVER - 9'X18' SPACES)**
   G. BICYCLE RACKS SHALL BE PROVIDED FOR ALL MULTIFAMILY AND NONRESIDENTIAL DEVELOPMENTS AT THE RATIO OF ONE BICYCLE SPACE FOR EACH DWELLING UNIT AND ONE BICYCLE SPACE FOR EACH 50 OFF-STREET PARKING SPACES. AT A MINIMUM, BICYCLE PARKING FOR AT LEAST THREE BICYCLES SHALL BE PROVIDED. (§ 255-26(G)(12))
   H. THE REQUIRED NUMBER OF PARKING SPACES FOR A HEALTH CARE FACILITY OR CLINIC IS ONE (1) SPACE PER TWO-HUNDRED (200) FEET OF NET FLOOR AREA. (§ 255-44.A(4))

   THEREFORE:
   1ST/ FLOOR:
   (0.85 * +/- 2,836 SF)*(1 PARKING SPACES/200 SF) = 12.05 SPACES

   2ND/ FLOOR:
   (0.85 * +/- 2,836 SF)*(1 PARKING SPACES/200 SF) = 12.05 SPACES

   TOTAL REQUIRED (ORDINANCE) = 24.10 OR 25 SPACES

   PER STATE REGULATIONS (SENATE BILL §3223-C.40:55D-66.20):

   MINIMUM MAKE-READY SPACES REQUIRED:
   ≤ 50 SPACES=1 MAKE-READY SPACE REQUIRED

   PARKING SPACE REQUIREMENT CREDITS:
   (MIN. 2 CREDITS/1 MAKE-READY SPACE) x 1 MAKE-READY SPACE = 2 CREDITED SPACES (MINIMUM)
   MAX. 10% OF REQUIRED SPACES = 0.10 x 25 = 2.5 CREDITED SPACES (MAXIMUM)

   TOTAL SPACES PROVIDED = 23 SPACES (INCLUDES 4 ADA AND 2 EV)
   PLUS 2 ADDITIONAL SPACE CREDIT FOR 2 EV SPACES
   (NOTE FOR ZONING PURPOSES ONLY)

   TOTAL SPACES PROPOSED (INCLUDING EV) = 24 SPACES **(VARIANCE)**

   PER ADA REGULATIONS (2010 ADA STANDARDS §208.2.2):

   MINIMUM ADA SPACES FOR OUTPATIENT PHYSICAL THERAPY FACILITIES:
   20% x (13 TOTAL SPACES PROVIDED FOR OUTPATIENT PHYSICAL THERAPY FACILITIES) = 2.6 SPACES
   1 ADA SPACE REQUIRE FOR REMAINDER OF SITE

   TOTAL SPACES REQUIRED (ADA) = 3.6 SPACES
   TOTAL SPACES PROPOSED (ADA) = 4 SPACES **(COMPLIES)**

10. LOADING REQUIREMENTS
    A. IN ANY ZONE, IN CONNECTION WITH EVERY BUILDING OR BUILDING GROUP OR PART THEREOF HEREAFTER ERECTED WHICH IS TO BE OCCUPIED BY PUBLIC, SEMIPUBLIC, OFFICE, LABORATORY OR COMMERCIAL USES, THERE SHALL BE PROVIDED AND MAINTAINED ON THE SAME LOT WITH SUCH BUILDING, IN ADDITION TO ANY REQUIRED VEHICULAR PARKING, AT LEAST ONE OFF-STREET LOADING AND UNLOADING SPACE. FOR EACH INDUSTRIAL OR WAREHOUSE USE, THERE SHALL BE PROVIDED AT LEAST ONE SUCH SPACE FOR EACH 15,000 SQUARE FEET OF NET FLOOR AREA, UNLESS WAIVED BY THE BOARD BECAUSE OF THE NATURE OF THE PROPOSED USE. (§ 255-26(G)(11)(A)) (WAIVER)
    B. EACH SUCH SPACE SHALL BE NOT LESS THAN 12 FEET IN WIDTH, 50 FEET IN LENGTH AND 14 FEET IN HEIGHT AND SHALL NOT OCCUPY ANY PART OF ANY REQUIRED FRONT OR SIDE YARD; PROVIDED, HOWEVER, THAT ON LOTS ON WHICH THE SIDE YARD ABUTS A LIMITED ACCESS HIGHWAY OR A RAILROAD, SUCH LOADING SPACE MAY OCCUPY THE SIDE YARD. (§ 255-26(G)(11)(A))
    C. LOADING AND UNLOADING AREAS MAY BE USED ONLY FOR THE PARKING OF TRUCKS AND/OR TRAILERS USED SOLELY TO SERVICE THE FACILITY WHERE LOCATED. (§ 255-26(G)(11)(A))
    D. A SIGN STATING THAT ALL TRUCK ENGINES SHALL BE TURNED OFF UPON PARKING SHALL BE PROMINENTLY POSTED IN ALL LOADING AND UNLOADING AREAS. (§ 255-26(G)(11)(A))
11. DRIVEWAY REQUIREMENTS
    A. FOR COMMERCIAL USES THE CURBLINE OPENING FOR A TWO-WAY OPERATING DRIVEWAY MUST BE BETWEEN TWENTY-EIGHT (28) AND FIFTY (50) FEET (§ 255-26.G(1)(a))
    B. FOR COMMERCIAL USES THE DRIVEWAY WIDTH FOR A TWO-WAY OPERATING DRIVEWAY MUST BE BETWEEN TWENTY-FOUR (24) AND FORTY-SIX (46) FEET. (§ 255-26.G(1)(a))
    C. WHERE TWO OR MORE DRIVEWAYS CONNECT A SINGLE SITE TO ANY PUBLIC OR PRIVATE ROAD OR INDIVIDUAL DRIVEWAYS SERVE SEPARATE AND ADJOINING SITES, IT IS RECOMMENDED THAT A MINIMUM CLEAR DISTANCE OF FIFTY (50) FEET MEASURED ALONG THE RIGHT-OF-WAY LINE SHALL SEPARATE THE CLOSEST OF ANY TWO SUCH DRIVEWAYS MEASURED FROM THE RIGHTS-OF-WAY. A MAXIMUM OF TWO DRIVEWAYS IS RECOMMENDED FOR ANY SINGLE SITE OF A FRONTAGE OF THREE-HUNDRED (300) FEET OR LESS. (§ 255-26.G(1)(c)
    D. DRIVEWAYS FOR OTHER THAN ONE- AND TWO-FAMILY HOMES SHALL NOT BE LOCATED CLOSER THAN FIVE (5) FEET TO A SIDE OR REAR PROPERTY LINE OR FIFTY (50) FEET TO THE CLOSEST RIGHT-OF-WAY LINE OF AN INTERSECTING STREET. (§ 255-26.G(1)(d)
    E. THE FOLLOWING CRITERIA SHALL BE USED IN DETERMINING THE LENGTH OF THE DEPRESSED CURB SEGMENT FOR SERVICE STATIONS: (§ 255-26-G.(1)(a))
       1. ONE-WAY OPERATION CURBLINE OPENING: 15 TO 36 FEET
       2. DRIVEWAY WIDTH: 12 TO 34 FEET
       3. TWO-WAY OPERATION CURBLINE OPENING: 24 TO 36 FEET
       4. DRIVEWAY WIDTH: 20 TO 34 FEET

GENERAL NOTES (CONT'D)

12. BUFFER REQUIREMENTS
    A. NOT LESS THAN 10% OF THE AREA OF EACH PARKING AREA SHALL BE SUITABLY LANDSCAPED TO MINIMIZE NOISE, GLARE AND OTHER NUISANCE CHARACTERISTICS AS WELL AS TO ENHANCE THE AESTHETICS, ENVIRONMENT AND ECOLOGY OF THE SITE AND SURROUNDING AREA. WAIVED REQUIRED PARKING AREAS WHICH ARE LANDSCAPED SHALL NOT BE INCLUDED IN THE REQUIRED 10%. (§ 255-26(G)(8)(A))
    B. PARKING LOTS SHALL BE PLANTED WITH TREES AT A RATE OF ONE TREE PER 12 SPACES. PARKING SHALL NOT EXTEND MORE THAN 12 SPACES WITHOUT A TREE ISLAND BREAK. (§ 255-26(G)(8)(C))
    C. PEDESTRIAN WALKWAYS SHALL BE LANDSCAPED WITH ADDITIONAL SHADE OR ORNAMENTAL TREES EQUAL TO AN AVERAGE OF ONE SHADE TREE PER 50 LINEAR FEET OF WALKWAY, UNLESS THE WALKWAY IS ADJACENT TO OR INCLUDED WITHIN AN EXISTING COMPLIANT BUFFER OR FRONTAGE PLANTING. ONE SHADE TREE SHALL BE PLANTED FOR EACH 200 SQUARE FEET OF SEPARATE ADDITIONAL LANDSCAPED AREA. (§ 255-26(G)(8)(F))
    D. A FIVE (5) FOOT LANDSCAPED BUFFER SHALL BE REQUIRED ALONG EACH SIDE YARD AND A SEVEN (7) FOOT LANDSCAPED BUFFER SHALL BE REQUIRED ALONG THE REAR PROPERTY LINE. (§ 255-37(J)(1)) **(VARIANCE)**
    E. PARKING AREAS SHALL BE SCREENED FROM VIEW OF ADJACENT RESIDENTIAL ZONES, EXISTING RESIDENTIAL USES AND PUBLIC ROADS BY LANDSCAPING, FENCING OR COMBINATION OF THESE TO CREATE A BUFFER AT LEAST FIVE FEET IN HEIGHT. LANDSCAPING SHALL CONTAIN A MIX OF DECIDUOUS AND EVERGREEN PLANTINGS SUFFICIENT TO SCREEN THE VIEW OF VEHICLES IN ALL SEASONS. (§ 255-37(J)(2)(B)) **(VARIANCE)**
13. FENCE REQUIREMENTS
    A. FOR A FENCE LOCATED IN THE SIDE YARD THE MAXIMUM FENCE HEIGHT IS SIX (6) FEET. (§ 255-26(K)(2))
    B. FOR A FENCE LOCATED IN THE REAR YARD THE MAXIMUM FENCE HEIGHT IS SIX (6) FEET (§ 255-26(K)(2))
    C. ON CORNER LOTS, FENCES OVER FOUR FEET IN HEIGHT SHALL BE SET BACK FROM ANY STREET RIGHT-OF-WAY LINE A DISTANCE WHICH IS NOT LESS THAN THE SETBACK DISTANCE OF THE PRINCIPAL BUILDING ON THE LOT. (§ 255-26(K)(2))
14. REFUSE & RECYCLING REQUIREMENTS
    A. TRASH DISPOSAL AREAS SHALL BE LOCATED AS FAR FROM RESIDENTIAL ZONE BOUNDARIES OR USES AS POSSIBLE, BUT IN NO CASE SHALL THEY BE LOCATED WITHIN SEVEN FEET OF ANY ADJACENT RESIDENTIAL ZONE OR USE. TRASH DISPOSAL AREAS ARE PROHIBITED BETWEEN THE FRONT FACADE AND THE STREET RIGHT-OF-WAY AND SHALL BE SCREENED FROM VIEW FROM THE STREET RIGHT-OF-WAY. (§ 255-37(J)(3)(F) **(VARIANCE)**
15. 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.
16. 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.
17. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
18. 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.
19. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
20. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
21. 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.
22. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
23. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
24. 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.
25. 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.
26. 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.
27. 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 ITEMS HAVE NOT BEEN RECEIVED.
28. 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.
29. 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.
30. 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 COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
31. 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.
32. 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.
33. 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.
34. 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.

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
GTI	3	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	2 1/2-3" CAL.	B+B
ORNAMENTAL TREE(S)					
BPY	3	BETULA PENDULA 'YOUNGII'	YOUNG'S WEEPING BIRCH	8-10'	B+B
EVERGREEN TREE(S)					
CLY	6	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6-7'	B+B
PM	3	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6-7'	B+B
	9				
EVERGREEN SHRUB(S)					
AXGR	5	ABELIA X GRANDIFLORA 'RADIANCE'	RADIANCE AELIA	24-30"	#3 CAN
ICC	7	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	24-30"	#3 CAN
TOT	6	THUJA OCCIDENTALIS 'TECHNY'	TECHANY ARBORVITAE	5-6'	B+B
	18				
DECIDUOUS SHRUB(S)					
CA	23	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	#3 CAN
IV	16	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	24-30"	#5 CAN
	39				
GROUND COVER					
JHW	11	JUNIPERUS HORIZONTALIS 'WILTONI'	WILTON'S BLUE RUG JUNIPER	15-18" SPRD	#3 CAN
PERENNIAL(S)					
LM	23	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 PT.	CONTAINER
ORNAMENTAL GRASS(ES)					
MSML	11	MISCHANTHUS SINENSIS 'MORNING LIGHT'	SILVER VARIEGATED MAIDEN GRASS	3 GAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN EXHIBIT DATED 10/14/2022.

SIGNAGE CHART

SIGN	ORC ZONE SIGN REQUIREMENTS		EXISTING		PROPOSED	
FREESTANDING	NUMBER OF SIGNS:	ONE (1)	NUMBER OF SIGNS:	N/A	NUMBER OF SIGNS:	ONE (1)
	MAXIMUM SIGN AREA:	12 SF	SIGN AREA:	N/A	SIGN AREA:	12 SF
	MAXIMUM SIGN HEIGHT:	4 FT	SIGN HEIGHT:	N/A	SIGN HEIGHT:	6 FT **(W)**
	MINIMUM SIGN SETBACK (FROM THE RIGHT OF WAY LINE):	10 FT	SIGN SETBACK (FROM THE RIGHT OF WAY LINE):	N/A	SIGN SETBACK (FROM THE RIGHT OF WAY LINE):	10 FT
BUILDING MOUNTED	NUMBER OF FACADE SIGNS:	ONE (1) SIGN PER WALL	NUMBER OF SIGNS:	N/A	NUMBER OF SIGNS:	ONE (1) SIGN PER WALL
	MAXIMUM FACADE SIGN AREA:	10% OF THE FAÇADE	SIGN AREA:	N/A	SIGN AREA:	
	NORTH FACADE:	= (+/- 1,050 SF)(10%) 105.0 SF			NORTH FACADE:	78 SF
	WEST FACADE:	= (+/- 2,783 SF)(10%) 278.3 SF			WEST FACADE:	92 SF
	SOUTH FACADE:	= (+/- 1,045 SF)(10%) 104.5 SF			WEST FACADE:	N/A
	MINIMUM SIGN SETBACK (FROM RESIDENTIAL ZONE):	150 FT [1]	SIGN SETBACK:	N/A	SIGN SETBACK (FROM RESIDENTIAL ZONE):	23.1 FT
	MAX. PROJECTION:	6 INCHES	PROJECTION:	N/A	PROJECTION:	< 6 INCHES

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

SIGN NOTES
1. WALL MOUNTED SIGNAGE SHALL NOT BE LOCATED LESS THAN 150 FEET FROM A RESIDENTIAL ZONE (§ 255-26(J)(4)(B)(3))
2. MAXIMUM OF ONE (1) FREESTANDING SIGN, IN ADDITION TO ANY DIRECTIONAL SIGNS FOR LOTS WITH LESS THAN 300 FEET OF STREET FRONTAGE. (§ 255-26(J)(4)(F)(1))
3. INTERIOR ILLUMINATION OF FREESTANDING SIGNS IS PROHIBITED. (§ 255-26(J)(4)(F)(6))
4. SIGNS POSTED ONTO MUNICIPAL PROPERTY WITHOUT THE CONSENT OF THE GOVERNING BODY ARE PROHIBITED. (§ 255-26(J)(2)(G))
5. BUILDING MOUNTED AND FREESTANDING SIGN TO BE EXTERNALLY ILLUMINATED AND TURNED OFF ONE HOUR AFTER CLOSE OF BUSINESS.

MAKE-READY STALL DEFINITION:

PER SENATE BILL S3223, EFFECTIVE DATE 07/09/21, "MAKE-READY" MEANS THE PRE-WIRING OF ELECTRICAL INFRASTRUCTURE AT A PARKING SPACE, OR SET OF PARKING SPACES, TO FACILITATE EASY AND COST-EFFICIENT FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT OR ELECTRIC VEHICLE SERVICE EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, LEVEL TWO EVSE AND DIRECT CURRENT FAST CHARGERS. MAKE READY INCLUDES EXPENSES RELATED TO SERVICE PANELS, JUNCTION BOXES, CONDUIT, WIRING, AND OTHER COMPONENTS NECESSARY TO MAKE A PARTICULAR LOCATION ABLE TO ACCOMMODATE ELECTRIC VEHICLE SUPPLY EQUIPMENT OR ELECTRIC VEHICLE SERVICE EQUIPMENT ON A "PLUG AND PLAY" BASIS. "MAKE-READY" IS SYNONYMOUS WITH THE TERM "CHARGER READY," AS USED IN P.L.2019, c.362 (C.48:25-1 et al.).

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

Rev.	Date	Comments	By

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TITLE:
SITE PLAN EXHIBIT (OPTION B) RENDERING

PROJECT: **NAKT REAL ESTATE HOLDINGS, LLC**
PROPOSED MEDICAL BUILDING
BLOCK 473, LOT 1
49 SOUTH AVENUE WEST (CR 610) & LINCOLN AVENUE WEST
TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

JOB No:	4087-99-001
DATE:	10/21/2022
DRAWN BY:	AJH
SCALE:	(H) 1"=20' (V)
DESIGNED BY:	MPD
CHECKED BY:	JEH
CHECKED BY:	-
SHEET No:	1 OF 1
Rev. #	0

JAMES E. HENRY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 49266

JOHN A. PALUS
PROFESSIONAL ENGINEER
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