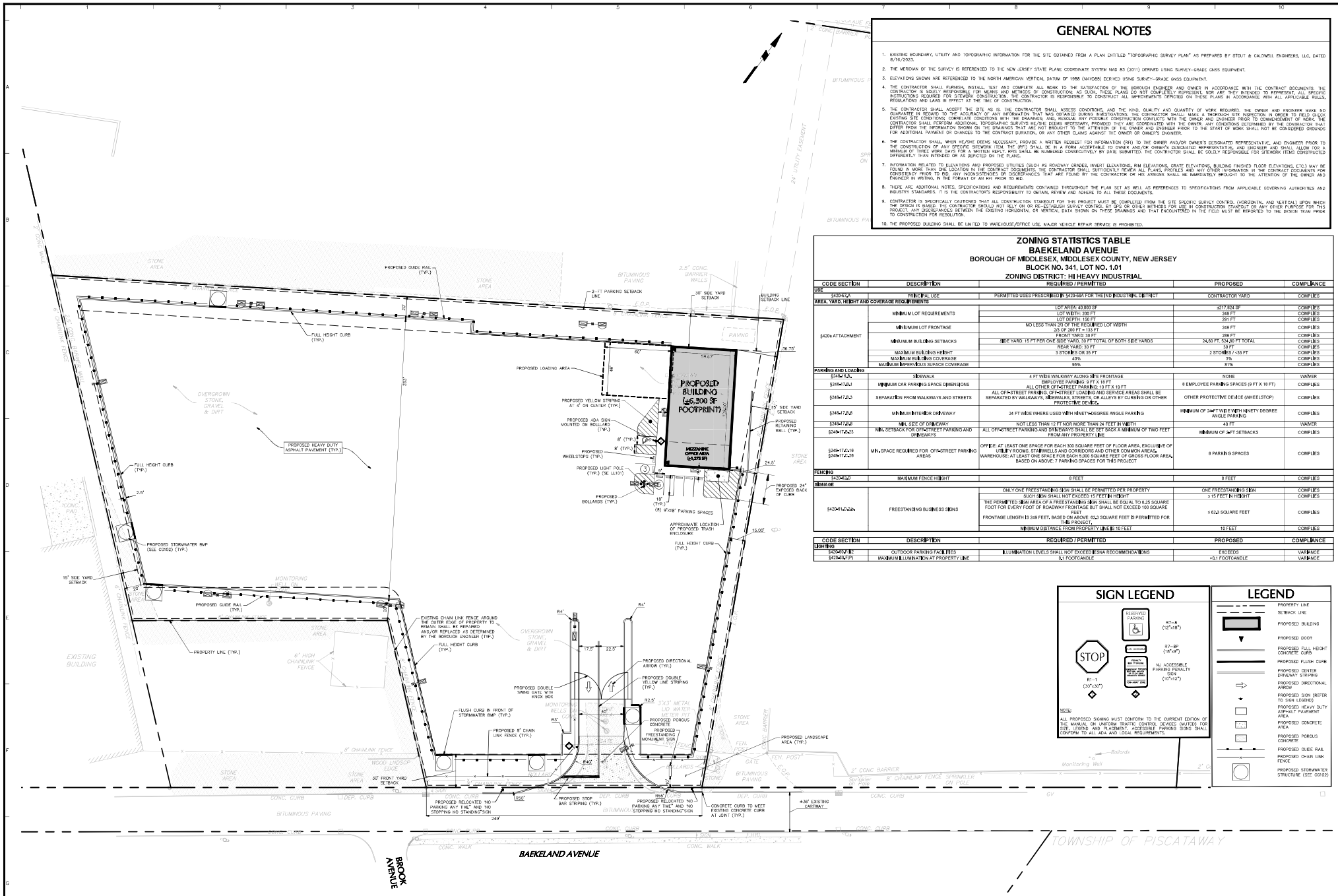
GENERAL NOTES

1. EXISTING BOUNDARY, UTILITY AND TOPOGRAPHIC INFORMATION FOR THE SITE OBTAINED FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY PLAN" AS PREPARED BY STOUT & CALDWELL ENGINEERS, LLC, DATED 8/16/2023.
2. THE MERIDIAN OF THE SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
3. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
4. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE BOROUGH ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
5. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL: MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS; AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
6. THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
7. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
8. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
9. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.
10. THE PROPOSED BUILDING SHALL BE LIMITED TO WAREHOUSE/OFFICE USE. MAJOR VEHICLE REPAIR SERVICE IS PROHIBITED.

ZONING STATISTICS TABLE
BAEKELAND AVENUE
BOROUGH OF MIDDLESEX, MIDDLESEX COUNTY, NEW JERSEY
BLOCK NO. 341, LOT NO. 1.01
ZONING DISTRICT: HI HEAVY INDUSTRIAL

CODE SECTION	DESCRIPTION	REQUIRED / PERMITTED	PROPOSED	COMPLIANCE
USE				
§420-57.A	PRINCIPAL USE	PERMITTED USES PRESCRIBED IN §420-56A FOR THE IND INDUSTRIAL DISTRICT	CONTRACTOR YARD	COMPLIES
AREA, YARD, HEIGHT AND COVERAGE REQUIREMENTS				
§420a ATTACHMENT	MINIMUM LOT REQUIREMENTS	LOT AREA: 40,000 SF	±217,824 SF	COMPLIES
		LOT WIDTH: 200 FT	249 FT	COMPLIES
		LOT DEPTH: 150 FT	291 FT	COMPLIES
	MINIMUM LOT FRONTAGE	NO LESS THAN 2/3 OF THE REQUIRED LOT WIDTH 2/3 OF 200 FT = 133 FT	249 FT	COMPLIES
		FRONT YARD: 30 FT	289 FT	COMPLIES
	MINIMUM BUILDING SETBACKS	SIDE YARD: 15 FT PER ONE SIDE YARD, 30 FT TOTAL OF BOTH SIDE YARDS	24.60 FT, 534.26 FT TOTAL	COMPLIES
		REAR YARD: 30 FT	30 FT	COMPLIES
	MAXIMUM BUILDING HEIGHT	3 STORIES OR 35 FT	2 STORIES / ~35 FT	COMPLIES
	MAXIMUM BUILDING COVERAGE	40%	3%	COMPLIES
	MAXIMUM IMPERVIOUS SURFACE COVERAGE	95%	81%	COMPLIES
PARKING AND LOADING				
§246-17.B.	SIDEWALK	4 FT WIDE WALKWAY ALONG SITE FRONTAGE	NONE	WAIVER
§246-17.D.1	MINIMUM CAR PARKING SPACE DIMENSIONS	EMPLOYEE PARKING: 9 FT X 18 FT ALL OTHER OFF-STREET PARKING: 10 FT X 19 FT	8 EMPLOYEE PARKING SPACES (9 FT X 18 FT)	COMPLIES
§246-17.D.3	SEPARATION FROM WALKWAYS AND STREETS	ALL OFF-STREET PARKING, OFF-STREET LOADING AND SERVICE AREAS SHALL BE SEPARATED BY WALKWAYS, SIDEWALKS, STREETS, OR ALLEYS BY CURBING OR OTHER PROTECTIVE DEVICE.	OTHER PROTECTIVE DEVICE (WHEELSTOP)	COMPLIES
§246-17.D.6	MINIMUM INTERIOR DRIVEWAY	24 FT WIDE WHERE USED WITH NINETY-DEGREE ANGLE PARKING	MINIMUM OF 24-FT WIDE WITH NINETY DEGREE ANGLE PARKING	COMPLIES
§246-17.D.8	MIN. SIZE OF DRIVEWAY	NOT LESS THAN 12 FT NOR MORE THAN 24 FEET IN WIDTH	40 FT	WAIVER
§246-17.D.23	MIN. SETBACK FOR OFF-STREET PARKING AND DRIVEWAYS	ALL OFF-STREET PARKING AND DRIVEWAYS SHALL BE SET BACK A MINIMUM OF TWO FEET FROM ANY PROPERTY LINE.	MINIMUM OF 3-FT SETBACKS	COMPLIES
§246-17.D.16 §246-17.D.28	MIN. SPACE REQUIRED FOR OFF-STREET PARKING AREAS	OFFICE: AT LEAST ONE SPACE FOR EACH 300 SQUARE FEET OF FLOOR AREA, EXCLUSIVE OF UTILITY ROOMS, STAIRWELLS AND CORRIDORS AND OTHER COMMON AREAS. WAREHOUSE: AT LEAST ONE SPACE FOR EACH 5,000 SQUARE FEET OF GROSS FLOOR AREA. BASED ON ABOVE: 7 PARKING SPACES FOR THIS PROJECT	8 PARKING SPACES	COMPLIES
FENCING				
§420-60.D	MAXIMUM FENCE HEIGHT	8 FEET	8 FEET	COMPLIES
SIGNAGE				
§420-61.D.2.a.	FREESTANDING BUSINESS SIGNS	ONLY ONE FREESTANDING SIGN SHALL BE PERMITTED PER PROPERTY	ONE FREESTANDING SIGN	COMPLIES
		SUCH SIGN SHALL NOT EXCEED 15 FEET IN HEIGHT	± 15 FEET IN HEIGHT	COMPLIES
		THE PERMITTED SIGN AREA OF A FREESTANDING SIGN SHALL BE EQUAL TO 0.25 SQUARE FOOT FOR EVERY FOOT OF ROADWAY FRONTAGE BUT SHALL NOT EXCEED 100 SQUARE FEET FRONTAGE LENGTH IS 249 FEET, BASED ON ABOVE, 62.3 SQUARE FEET IS PERMITTED FOR THIS PROJECT.	± 62.3 SQUARE FEET	COMPLIES
		MINIMUM DISTANCE FROM PROPERTY LINE IS 10 FEET	10 FEET	COMPLIES

CODE SECTION	DESCRIPTION	REQUIRED / PERMITTED	PROPOSED	COMPLIANCE
LIGHTING				
§420-69.D.1.b.2	OUTDOOR PARKING FACILITIES	ILLUMINATION LEVELS SHALL NOT EXCEED IESNA RECOMMENDATIONS	EXCEEDS	VARIANCE
§420-69.D.1.b.(1)(b)	MAXIMUM ILLUMINATION AT PROPERTY LINE	0.1 FOOTCANDLE	~0.1 FOOTCANDLE	VARIANCE



SIGN LEGEND

NOTE:
ALL PROPOSED SIGNING MUST CONFORM TO THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). FOR SIZE, LEGEND AND PLACEMENT. ACCESSIBLE PARKING SIGNS SHALL CONFORM TO ALL ADA AND LOCAL REQUIREMENTS.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED BUILDING
- PROPOSED DOOR
- PROPOSED FULL HEIGHT CONCRETE CURB
- PROPOSED FLUSH CURB
- PROPOSED CENTER DRIVEWAY STRIPING
- PROPOSED DIRECTIONAL ARROW
- PROPOSED SIGN (REFER TO SIGN LEGEND)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT AREA
- PROPOSED CONCRETE AREA
- PROPOSED POROUS CONCRETE
- PROPOSED GUIDE RAIL
- PROPOSED CHAIN LINK FENCE
- PROPOSED STORMWATER STRUCTURE (SEE CG102)

No.	Description	Date
3.	REVISED FOR RESOLUTION COMPLIANCE.	6/4/2024
2.	REVISED SITE ADDRESS, LOADING AREA, AND MONUMENT SIGNAGE.	3/27/2024
1.	REVISED PER BOROUGH ENGINEER COMMENTS	2/15/2024

Revisions

SCALE IN FEET: 30 0 15 30

SIGN & DATE: 6/7/24 DATE SIGNED
BRYAN WAISNOR
PROFESSIONAL ENGINEER NJ Lic. No. GE04580400

LANGAN
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NJ CERTIFICATE OF AUTHORIZATION No.24GA27996400

Project: PROPOSED CONTRACTOR YARD
BLOCK No. 341, LOT No. 1.01
BOROUGH OF MIDDLESEX
MIDDLESEX COUNTY NEW JERSEY

Drawing Title: SITE PLAN

Project No. 101005301
Date 12/7/2023
Scale N.T.S.
Drawn By ORM
Checked By LMB
Drawing No. CS101

PROJECT NO. 101005301