



GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
BOUNDARY AND TOPOGRAPHIC SURVEY
PREPARED BY DYNAMIC SURVEY, LLC, DATED 04/04/2019; LAST REV: 1/31/2020
154 Main Street
Lake Como, NJ 07719
SURVEY FILE NO: 2954-99-0015
- APPLICANT:
ATLANTIC HIGHLANDS DONUTS, LLC
58 HINDERY LANE
LINCOLN, NJ 07702
- OWNER:
BAYSHORE PLAZA, LLC
19 AND 20 LOTS 1 AND 2
SHREWSBURY, NJ 07702
- PARCEL DATA:
BLOCK 104, LOTS 1 AND 2
FIRST AVENUE & MEMORIAL PARKWAY (NASH ROUTE 36)
BOROUGH OF ATLANTIC HIGHLANDS
MONMOUTH COUNTY, NJ
- ZONE:
HB ZONE (HIGHWAY BUSINESS)
EXISTING USE:
RETAIL - SHOPPING CENTER (PERMITTED USE) (\$150 ATTACHMENT 3.4)
PROPOSED USE:
RETAIL - SHOPPING CENTER (PERMITTED USE) (\$150 ATTACHMENT 3.4)
RETAIL - SHOPPING CENTER (PERMITTED USE) (\$150 ATTACHMENT 3.4)
RETAIL - SHOPPING CENTER (PERMITTED USE) (\$150 ATTACHMENT 3.4)

ZONE REQUIREMENT	HB ZONE	EXISTING (LOTS 1 & 2)	PROPOSED (LOTS 1 & 2)
MINIMUM LOT AREA, INTERIOR LOTS	40,000 SF	187,944 SF (4.315 AC)	187,944 SF (4.315 AC)
MINIMUM LOT WIDTH	200 FT	336.6 FT	336.6 FT
MINIMUM LOT FRONTAGE	200 FT	1,185.6 FT	1,185.6 FT
MINIMUM FRONT YARD SETBACK (NASH ROUTE 36)			
-BUILDING	30 FT [2]	-0.2 FT (E)	-0.2 FT (E)
MINIMUM REAR YARD SETBACK			
-BUILDING	30 FT	-39.4 FT (E)	-39.4 FT (E)
MINIMUM SIDE YARD SETBACK			
-BUILDING	15 FT	0 FT (E)	0 FT (E)
MINIMUM COMBINED SIDE YARD SETBACK (PRINCIPAL BUILDING)	30 FT	0 FT (E)	0 FT (E)
MINIMUM SIDE YARD SETBACK (ACCESSORY STRUCTURE)	10 FT	187.1 FT	187.1 FT
MINIMUM REAR YARD SETBACK (ACCESSORY STRUCTURE)	10 FT	28.1 FT	28.1 FT
MAXIMUM BUILDING HEIGHT	32 FT / 2 STY	< 32 FT / 2 STY	< 32 FT / 2 STY
MAXIMUM ACCESSORY STRUCTURE HEIGHT	16 FT / 1 STY	< 16 FT / 1 STY	< 16 FT / 1 STY
MAXIMUM LOT COVERAGE (BY BUILDINGS)	0.25	0.244 (48,856 SF) (E)	0.244 (48,856 SF) (E)
MAXIMUM USABLE FLOOR AREA RATIO (UFAR)	0.25	0.244 (48,856 SF) (E)	0.244 (48,856 SF) (E)
MAXIMUM IMPERVIOUS COVERAGE	0.70	0.92 (173,413 SF) (E)	0.92 (172,919 SF) (E)
MINIMUM GROSS FLOOR AREA (ONE STORY BUILDING)	2,500 SF	±1,490 SF (E)	±1,490 SF (E)
TOTAL LANDSCAPED AREA	N/S	14,884 SF	15,027 SF
TOTAL AREA OF DRIVEWAYS, ACCESS ROADS & WALKWAYS	N/S	20,198 SF	20,103 SF
TOTAL PARKING AREA (INCLUDING DRIVE AISLES)	N/S	100,922 SF	98,781 SF

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

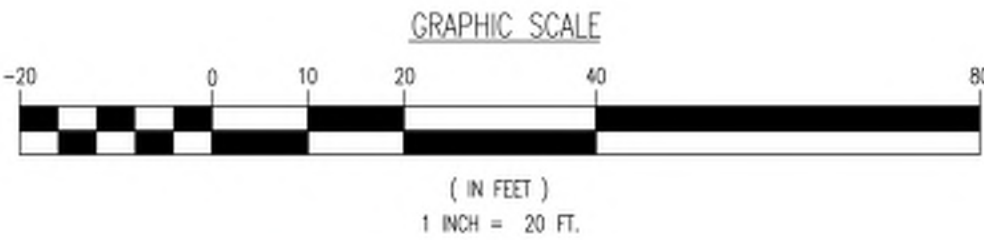
- A DEVELOPABLE AREA SHALL NOT BE LESS THAN 80% OF THE MINIMUM REQUIRED LOT AREA OF THE APPLICABLE ZONE DISTRICT OR 5,000 SQUARE FEET, WHICHEVER IS GREATER. THE DEVELOPABLE LOT AREA SHALL BE CALCULATED BY SUBTRACTING FROM THE TOTAL AREA THOSE PORTIONS OF THE LOT WHICH CONTAIN WETLANDS, WETLAND BUFFERS, DRAINAGE EASEMENTS, CONSERVATION EASEMENTS, AND UTILITY EASEMENTS. (150-84.7)
- NO STRUCTURE SHALL BE LOCATED WITHIN 30 FEET OF THE RIGHT-OF-WAY OF NASH ROUTE 36. (\$150-53.01)
- PARKING: 9'x18'
- EMPLOYEES: FOUR (4) EMPLOYEES PER MAX. SHIFT

7. PARKING REQUIREMENTS

- EACH OFF-STREET PARKING SPACE SHALL MEASURE AT LEAST NINE (9) FEET IN WIDTH BY EIGHTEEN (18) FEET IN LENGTH. PARKING SPACES FOR THE PHYSICALLY HANDICAPPED SHALL BE TWELVE (12) FEET WIDE AND TWENTY (20) FEET LONG. (\$150-89.8(2)(b))
- WHERE SIDEWALKS OCCUR IN PARKING AREAS, PARKED VEHICLES SHALL NOT OVERHANG OR EXTEND OVER THE SIDEWALK UNLESS AN ADDITIONAL TWO FEET OF SIDEWALK WIDTH ARE PROVIDED IN ORDER TO ACCOMMODATE SUCH OVERHANG. (\$150-89.8(2)(b))
- PARKING AREAS SHALL NOT BE LOCATED IN ANY REQUIRED FRONT YARD. (\$150-89.8(2)(c))
- SIDEWALK WIDTH SHALL BE FOUR (4) FEET; WIDER WIDTHS MAY BE NECESSARY NEAR PEDESTRIAN GENERATORS AND EMPLOYMENT CENTERS. WHERE SIDEWALKS ABUT THE CURB AND CARS OVERHANG THE SIDEWALK, WIDTHS SHALL BE SIX (6) FEET. (\$150-89.8(2)(c))
- RESTAURANTS ARE REQUIRED ONE (1) OFF-STREET PARKING SPACE PER THREE (3) SEATS OR ONE (1) OFF-STREET PARKING SPACE PER FIFTY (50) SQUARE FEET OF GROSS FLOOR AREA, WHICHEVER IS GREATER. (\$150-89.8(1)(h))
- SHOPPING CENTERS ARE REQUIRED ONE (1) OFF-STREET PARKING SPACE PER TWO HUNDRED FIFTY (250) SQUARE FEET OF GROSS FLOOR AREA (\$150-89.8(1)(h))
- BANKS ARE REQUIRED ONE (1) OFF-STREET PARKING SPACE PER TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA PLUS ROOM FOR TWELVE (12) CARS PER DRIVE UP WINDOW AND/OR LAKE. (\$150-89.8(1)(h))
- PARKING CALCULATION:
EXISTING RESTAURANT (1,490 SF GFA)(1 SPACE/50 SF GFA) = 30 SPACES REQUIRED
EXISTING PARKING = 30 SPACES
PROPOSED RESTAURANT (1,490 SF GFA)(1 SPACE/50 SF GFA) = 30 SPACES
PROPOSED PARKING = 30 SPACES
SHOPPING CENTER (48,856 SF GFA)(1 SPACE/250 SF GFA) = 195 SPACES REQUIRED
EXISTING PARKING = 180 SPACES
PROPOSED PARKING = 178 SPACES
BANK (1,700 SF GFA)(1 SPACE/200 SF GFA) = 9 SPACES REQUIRED
EXISTING PARKING = 9 SPACES
PROPOSED PARKING = 9 SPACES
TOTAL REQUIRED: = 224 SPACES
TOTAL EXISTING: = 219 SPACES
PROPOSED: = 217 SPACES

8. LOADING REQUIREMENTS

- A LOADING SPACE IS REQUIRED FOR BUILDINGS IN EXCESS OF FIVE-THOUSAND (5,000) SF. (\$150-89.8(3)) (N/A FOR DUNKIN' RESTAURANT)
- DRIVEWAY DRIVE AISLE REQUIREMENTS:
A. WITHIN A NONRESIDENTIAL ZONE DISTRICT, ENTRY DRIVEWAYS AND WALKWAYS MAY CROSS ANY YARD AREA; HOWEVER, OTHER THAN CROSSING YARDS, DRIVEWAYS SHALL ADHERE TO THE YARD REQUIREMENTS FOR ACCESSORY STRUCTURES. WALKWAYS IN A NONRESIDENTIAL ZONE MAY BE LOCATED IN A YARD AREA BUT THEY SHALL NOT ENDOSE ANY REQUIRED BUFFER. (\$150-54.7 (E))
B. THE MINIMUM DRIVE AISLE WIDTH SHALL BE TWENTY-FOUR (24) FEET FOR A PARKING ANGLE OF NINETY (90) DEGREES. (\$150-89.8(3)(c))
C. THE MINIMUM DRIVE AISLE WIDTH SHALL BE EIGHTEEN (18) FEET FOR A PARKING ANGLE OF SIXTY (60) DEGREES. (\$150-89.8(3)(c))
D. NO DRIVEWAY SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH AND NO TWO-WAY DRIVEWAY SHALL BE LESS THAN TWENTY-FOUR (24) FEET IN WIDTH. (\$150-89.8(1)(h))
E. ALL DRIVEWAYS INTO PARKING LOTS INTO ANY COMMERCIAL ZONES SHALL BE MORE THAN TWENTY-FIVE (25) FEET IN PAVED WIDTH SHALL BE DIVIDED BY A PHYSICAL BARRIER. (\$150-89.8(2)(E))
F. NO DRIVEWAY SHALL EXCEED THIRTY (30) FEET IN WIDTH (\$150-89.8(3)) (E)
G. NO COMMERCIAL, INDUSTRIAL OR PUBLIC PARKING LOT DRIVEWAY SHALL BE LOCATED WITHIN 50 FEET OF ANY INTERSECTION. (\$150-89.8(3)(E))



THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN SET DATED 1/29/20, LAST REVISED 6/23/20

GENERAL NOTES (CONT'D)

10. BUFFER REQUIREMENTS
A. ALL USES, OTHER THAN SINGLE-FAMILY DETACHED AND TWO-FAMILY DETACHED DWELLINGS AND THEIR ACCESSORY USES, SHALL PROVIDE BUFFERS ALONG SIDE AND REAR PROPERTY LINES WHICH ARE ZONED RESIDENTIAL OR USED FOR RESIDENTIAL PURPOSES. BUFFERS SHALL ALSO BE REQUIRED WHEN TOPOGRAPHICAL, OR OTHER BARRIERS DO NOT PROVIDE REASONABLE SCREENING AND WHEN THE PLANNING BOARD DETERMINES THAT THERE IS A NEED TO SHIELD THE SITE FROM ADJACENT PROPERTIES AND TO MINIMIZE ADVERSE IMPACTS SUCH AS INCOMPATIBLE LAND USES, NOISE, CLARING LIGHT, AND TRAFFIC IN SENSITIVE DEVELOPMENTS. WHEN BUILDING DESIGN AND SITING DO NOT PROVIDE PROTECTION, THE PLANNING BOARD MAY REQUIRE LANDSCAPING, FENCES, OR WALLS TO ENSURE PROTECTION AND SCREEN DWELLING UNITS. WHERE REQUIRED, BUFFERS SHALL BE MEASURED FROM PROPERTY LINES. (\$150-85.6(2)(c))
B. BUFFER STRIPS SHALL BE TWENTY-FIVE (25) FEET WIDE BUT NEED NOT EXCEED TEN (10) PERCENT OF THE LOT AREA, WHERE A TWENTY-FIVE (25) FOOT WIDE BUFFER IS INFEASIBLE BECAUSE OF ESTABLISHED DEVELOPMENT PATTERNS, THE BOARD MAY CONSIDER ALTERNATIVE DESIGNS THAT WOULD CREATE AN EFFECTIVE BUFFER. (\$150-85.6(2)(a))
C. PARKING AREAS, GARBAGE COLLECTION, UTILITY AREAS AND LOADING AND UNLOADING AREAS SHOULD BE SCREENED AROUND THEIR PERIMETER BY A STRIP A MINIMUM OF FIVE (5) FEET WIDE. (\$150-85.6(2)(b))
11. RECYCLING AND SOLID WASTE REQUIREMENTS
A. APPROPRIATE AREAS SHALL BE PROVIDED FOR THE STORAGE OF RECYCLABLE MATERIALS. THESE AREAS SHALL BE EXPANDED OR MODIFIED AS NECESSARY TO MEET THE REQUIREMENTS OF ANY CHANGE IN OCCUPANCY. SUCH AREAS SHALL BE WITHIN THE STRUCTURE OR SITE OR REAR YARDS AND SHALL BE PROPERLY FENCED AND GATED. PROVISIONS SHALL BE MADE TO STORE PAPER, CARDBOARD AND SIMILAR ITEMS OUT OF THE WEATHER. SUCH AREAS SHALL BE MAINTAINED IN A CLEAN, ORDERLY AND NEAT CONDITION. (\$150-88.8(3))
12. FENCING REQUIREMENTS
A. IN ANY BUSINESS ZONE, FENCES NOT EXCEEDING EIGHT FEET IN HEIGHT MAY BE ERECTED IN THE REAR OR SIDE YARD AREAS AND BEHIND THE BUILDING SETBACK LINE IN ACCORDANCE WITH A SITE PLAN APPROVED BY THE PLANNING BOARD. (\$150-70.2)
13. 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.
14. 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.
15. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
16. THE SOLS 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 SOLS REPORT & 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 OF GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
20. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
21. ALL EXCAVATED 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 FIELD CONSTRUCTION DICTATE.
23. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (COL). ALL CONTRACTORS MUST HAVE THEIR COL POLICIES ENDORSED TO MAKE DYNAMIC ENGINEERING CONSULTANTS, P.C.'S SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLY HARMLESS AND INDIVIDUAL OBLIGATION ASSUMED BY THE CONTRACTOR. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK. UPON GENERAL OF EACH PROJECT DURING THE ENTIRETY OF CONSTRUCTION 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 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 PROGRAM OR PROCEDURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ENSURING 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.
25. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRELIMINARY 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 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.
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 NONBINDING 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 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.
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 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.
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. THE CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTOR'S RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
32. 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 REPORTED 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 N.J.A.C. 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.

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

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TITLE: SITE PLAN RENDERING			
PROJECT: ATLANTIC HIGHLANDS DONUTS, LLC PROPOSED SITE IMPROVEMENTS		JOB No: 2954-99-001 DATE: 07/06/2020	
DRAWN BY: DJB		SCALE: (H) 1"=20' (V) 1"=20'	
DESIGNED BY: LMS		SHEET No: 1	
CHECKED BY: JEH		OF 1	
CHECKED BY: -		Rev. # 0	
JAMES E. HENRY		JOSHUA M. SEWALD	
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 49266		PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52908	
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