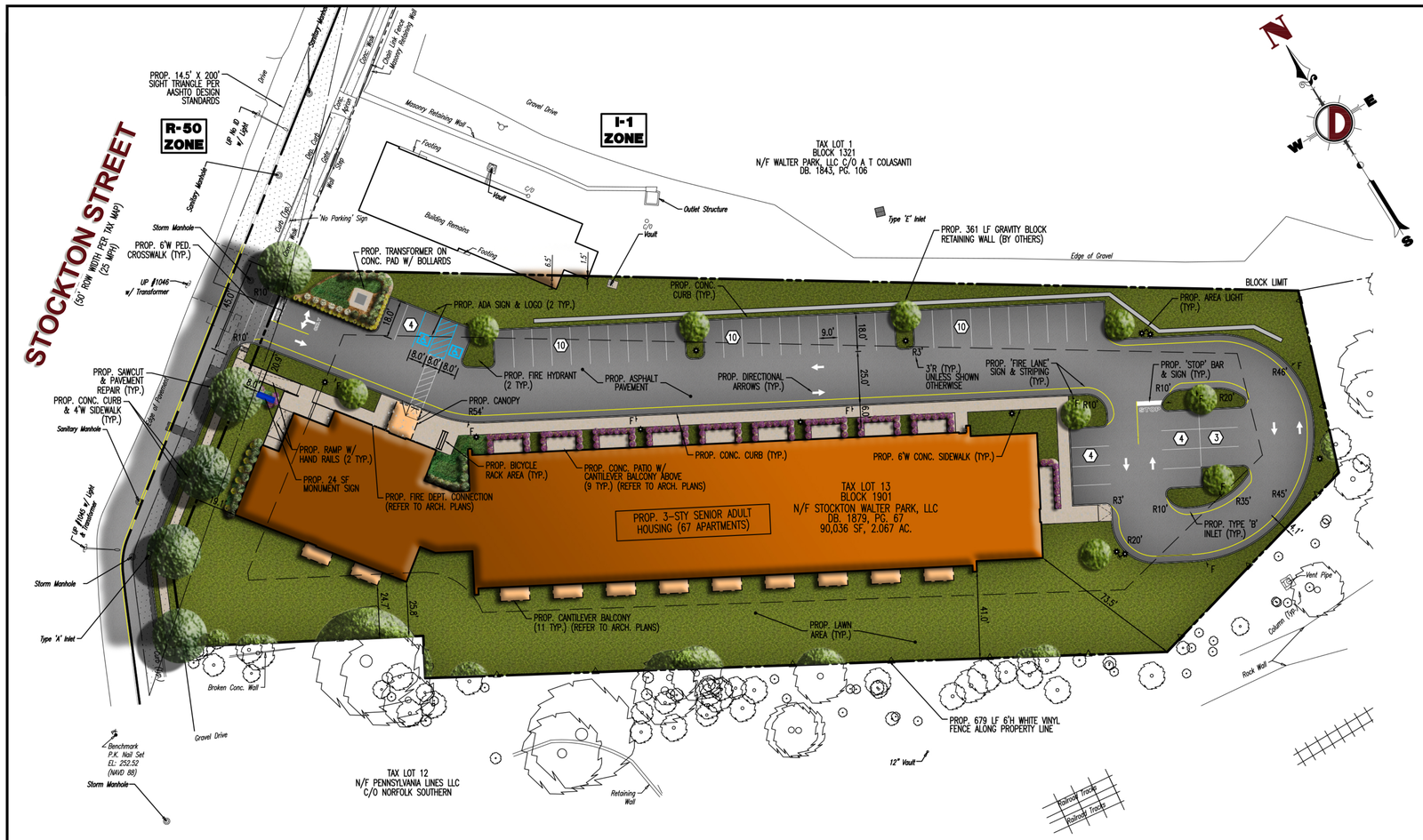


GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   ALTA/NSPS LAND TITLE SURVEY
   DYNAMIC SURVEY, LLC
   1904 MAIN STREET
   LAKE COMO, NJ 07719
   FILE NO: 2362-99-010S
   DATED: 07/18/2019

   ARCHITECTURAL FLOOR PLAN & ELEVATIONS
   HALEY DONOVAN
   400 S. BROADWAY, SUITE #101
   CAMDEN, NJ 08103
   DATED: 07/29/2019

2. APPLICANT: INGERMAN DEVELOPMENT COMPANY, LLC
   5 POWELL LANE
   COLLINGSWOOD, NJ 08108

3. OWNER: STOCKTON WALTER PARK, LLC
   224 STOCKTON STREET
   PHILLIPSBURG NJ 08865

4. PARCEL DATA: BLOCK 1901, LOT 13
   TOWN OF PHILLIPSBURG
   WARREN COUNTY, NJ
   ZONE: INDUSTRIAL – LIGHT (I–1) ZONE
   PROPOSED USE: SENIOR ADULT HOUSING (NON–PERMITTED) **(V)**

5. SCHEDULE OF ZONING REQUIREMENTS: [§625–80]

ZONE REQUIREMENT	I–1 ZONE	R–MF ZONE *	EXISTING	PROPOSED
MIN. LOT AREA	15,000 SF (0.34 AC)	5 AC	90,036 SF (2.07 AC)	90,036 SF (2.07 AC)
MIN. LOT FRONTAGE	100 '	N/S	±230'	±230'
MIN. BUILDING SETBACKS:				
– FRONT YARD	35'	25'	< 35' (E)	19.1' **(V)**
– SIDE YARD	30'	25'	0' (E)	24.7' **(V)**
– REAR YARD	35'	35'	> 35'	73.5'
MAX. DENSITY	N/S	20 DU / AC	N/A	32.4 DU / AC
MAX. BUILDING HEIGHT	50'	40' / 3–STY	< 50'	< 40.45' / 3–STY **
MAX. LOT (BUILDING) COVERAGE	N/S	50%	15.5%	24.8%
MIN. OPEN SPACE AREA	N/S	15%	25.8%	41.9%

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

* R–MF ZONE REQUIREMENTS SHOWN FOR REFERENCE ONLY.

** THE VERTICAL DISTANCE MEASURED FROM THE MEAN ELEVATION OF THE FINISHED GRADE ALONG THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF FOR FLAT ROOFS; TO THE MEAN HEIGHT LEVEL (BETWEEN THE EAVES AND RIDGE) FOR GABLE AND HIPPED ROOFS; AND TO THE DECK LINE FOR MANSARD ROOFS. REFER TO SEPARATE CALCULATIONS ON GRADING & DRAINAGE PLAN.

6. PARKING REQUIREMENTS:
   [§625–26.C] MIN. SPACE SIZE: 9'X18' REQUIRED; 9'X18' PROPOSED (COMPLIES)
   [§625–26.D] MIN. AISLE WIDTH: 25' REQUIRED; 25' PROPOSED (COMPLIES)
   [§625–32.A] MIN. NUMBER OF PARKING SPACES:
   SENIOR CITIZEN: 67 UNITS X 1 SPACE / DU = 67 SPACES REQUIRED; 45 SPACES PROPOSED **(V)**
   [§625–26.B] PARKING FACILITIES MAY BE PROVIDED IN THE FRONT, REAR AND SIDE YARD SETBACKS IN THE I–1 ZONE. (COMPLIES)

7. DRIVEWAY REQUIREMENTS:
   [§625–30.B] MAX. DRIVEWAY WIDTH: 30' AT PROPERTY LINE PERMITTED; 25' PROPOSED (COMPLIES)
   40' AT CURBLINE PERMITTED; 45.0' PROPOSED **(V)**
   [§625–30.D] MAX. 2 DRIVEWAYS PERMITTED FOR LOT FRONTAGE OF 150' OR LESS. 1 PROPOSED (COMPLIES)

8. 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.

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

10. 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.

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

12. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

13. 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.

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

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

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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 CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

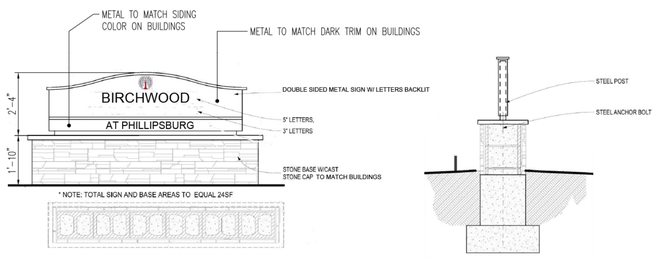
23. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

24. 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.

25. 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.

PROJECT-SPECIFIC SITE NOTES:

1. SOLID WASTE GENERATED WILL BE STORED WITHIN THE REFUSE ROOMS, TRANSPORTED TO THE GARBAGE TRUCK BY EMPLOYEES, AND PICKED UP BY A PRIVATE LICENSED WASTE HAULER AS NEEDED.
2. ALL CURB RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.



NOTES:
1. SIGN TO BE EXTERNALLY ILLUMINATED.
2. DETAIL PROVIDED FOR ZONING COMPLIANCE PURPOSES ONLY AND NOT FOR CONSTRUCTION. SIGN MANUFACTURER TO PROVIDE CONSTRUCTION DETAIL OF SIGN AND ASSOCIATED FOOTING PRIOR TO CONSTRUCTION.

MONUMENT SIGN DETAIL

NOT TO SCALE

SIGNAGE TABLE [§625–53.3.B]

SIGN	REQUIREMENTS	I–1 ZONE	R–MF ZONE *	PROPOSED	
MONUMENT	NUMBER OF SIGNS:	N/S	1	NUMBER OF SIGNS:	1
	MAX. SIGN AREA:	N/S	30 SF	SIGN AREA:	24 SF
	MAX. SIGN HEIGHT:	N/S	6'	SIGN HEIGHT:	4'–2"
	MIN. SIGN SETBACK:	N/S	25'	SIGN SETBACK:	8.0'

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

* R–MF ZONE REQUIREMENTS SHOWN FOR REFERENCE ONLY.

NOTE: REFER TO ARCHITECTURAL PLANS REGARDING PROPOSED BUILDING–MOUNTED SIGNAGE AND ZONING REQUIREMENTS FOR SAME.

THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN SET DATED 07/29/19

GRAPHIC SCALE
–30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FT.

DYNAMIC ENGINEERING CONSULTANTS, PC • DESIGN • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY

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

CONSTRUCTION CHECK DATE CONSTRUCTION CHECK DATE

PROJECT: INGERMAN DEVELOPMENT COMPANY, LLC
PROPOSED BIRCHWOOD AT PHILLIPSBURG
BLOCK 1901, LOT 13
220 STOCKTON STREET
TOWN OF PHILLIPSBURG, WARREN COUNTY, NEW JERSEY

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TITLE: SITE PLAN RENDERING

SCALE: 1"=30'	DATE: 08/22/2019	DRAWN BY: DJS	DESIGNED BY: JW
PROJECT No: 2362–99–010			CHECKED BY: SLS

SHEET No: 1 OF 1 Rev. #: 0

Plotted: 08/16/19 – 4:23 PM, By: ddanderson
File: F:\DEDPC PROJECTS\2362 Ingerman\99-010 Phillipsburg\Dwg\Exhibits (Hearings)\2019-08-22 Hearing\DWG Working Files\02362990100REN0.dwg, ---> 01 SITE PLAN RENDERING

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