

| DNE I-1 | EXISTING | PROPOSED |
|----------------|-----------------------|-----------------------|
| Ac | 106,922 SF (2.45 Ac) | 106,922 SF (2.45 Ac) |
| 50' | 366' | 366' |
| 00' | 300' | 300' |
|)' | N/A | 50.5' (V) |
|)' | N/A | 30.0' (V) |
|)' | N/A | 60.0' |
|)' | N/A | 147.4' |
|)' | N/A | 177.4' |
|)' | N/A | N/A |
| STORIES OR 40' | N/A | < 3 STORIES OR 40' |
|)% | N/A | 24.3% (25,962 SF) |
|)% | N/A | 52.8% (56,464 SF) |
| (V): VARIANCE | | |

[1] THE AVERAGE DISTANCE OF A LINE DRAWN FROM THE STREET LINE TO THE REAR LOT LINE AT RIGHT ANGLES TO THE FRONT PROPERTY LINE. WHEN THE FRONT PROPERTY LINE IS AN ARC OF A

A ALL OFF-STREET PARKING SPACES SHALL BE NONDE STORAGE, WAREHOUSING, DISTRIBUTION AND SHIPPING ACTIVITIES: AT LEAST ONE SPACE SOLD AND SALES, EXCEPT THAT PARALLEL CURB PARKING SPACES SOLD A CLOUATION. (§ 205-100.4(1)) PARKING SPACES SUBJECT TO A MINIMUM OF TWO EVCS PER LOCATION. IN ADDITION, APPROPRIATELY SIZED ELECTRICAL CONDUIT SHALL BE INSTALLED TO ADDITIONAL SPACES IN ORDER TO ALLOW FOR FUTURE EXPANSION OF THE NUMBER OF EVCS TO 7% OF THE REQUIRED NUMBER OF PARKING SPACES. THE REQUIRED STALLED WITHIN SIX MONTHS OF NOTIFICATION BY THE TOWNSHIP THAT THE NUMBER OF PLUG-IN ELECTRIC VEHICLES SOLD IN THE STATLE ANNUALLY EXCEEDS 100,000 VEHICLES BASED UPON FIGURES PROVIDED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF (§ 205-33.B) (COMPLES) B. PARKING AREAS MAY BE LOCATED IN ANY REAR OR SIDE YARD, BUT MAY NOT BE LOCATED IN ANY REQUIRED FRONT YARD AREA EXCEPT WHERE SPECIFICALLY PERMITTED ELSEWHERE IN THIS CHAPTER. (205-96.E) (M C. REQUIRED PARKING AREA SHALL BE PROVIDED WITHIN 150 FEET OF ALL USES. IT SHALL BE MEASURED FROM THE NEAREST POINT OF PUBLIC ENTRANCE TO THE BUILDING THAT SUCH FACILITY IS REQUIRED TO SERVE. ALL PARKING SPACES LOCATED AT THE REAR OF ANY COMMERCIAL USE SHALL BE MEASURED FROM THE NEAREST POINT OF PUBLIC ENTRANCE TO THE BUILDING THAT SUCH FACILITY IS REQUIRED TO SERVE. ALL PARKING SPACES LOCATED AT THE REAR OF ANY COMMERCIAL USE SHALL BE MEASURED FROM THE NEAREST POINT OF PUBLIC ENTRANCE TO THE BUILDING THAT SUCH FACILITY IS REQUIRED TO SERVE. ALL PARKING SPACES LOCATED AT THE REAR OF ANY COMMERCIAL USE SHALL BE PROVIDED WITHIN 150 FEET OF ALL USES. IT SHALL BE MEASURED FROM THE NEAREST POINT OF PUBLIC ENTRANCE TO THE BUILDING THAT SUCH FACILITY IS REQUIRED TO SERVE. ALL PARKING SPACES LOCATED AT THE REAR OF ANY COMMERCIAL USE SHALL HAVE PUBLIC ENTRANCES AND EXTERNOL (§ 205-97.E) (COMPLES) D. EACH OTF-STREET PARKING SPACE SHALL MEASURE NOT LESS THAN NINE (9) FEET WIDE AND EIGHTEEN (18) DEEP. (§ 205-98.A) (COMPLES) E. OFF-STREET PARKING FOR NONRESIDENTIAL USES: STORAGE (ILOWATTS PER HOUR OR DC FAST CHARGING STATIONS IN THE COMMON PARKING AREAS IN AN AMOUNT EQUAL TO 3% OF THE REQUIRED NUMBER O ORDER TO ALLOW FOR FUTURE EXPANSION OF THE NUMBER OF EVCS TO 7% OF THE REQUIRED NUMBER OF PARKING SPACES. THESE ADDITIONAL 100,000 VEHICLES BASED UPON FIGURES PROVIDED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF MOBILE SOURCES EAR OR SIDE YARD, BUT MAY NOT BE LOCATED IN ANY REQUIRED FRONT YARD AREA EXCEPT WHERE SPECIFICALLY PERMITTED ELSEWHERE IN THIS CHAPTER. (205–96.E) 🐼

A. FOR EVERY BUILDING, STRUCTURE OR PART THEREOF HAVING OVER 5,000 SQUARE FEET OF GROSS BUILDING AREA ERECTED AND OCCUPIED FOR INDUSTRY AND OTHER SIMILAR USES INVOLVED IN THE RECEIPT AND DISTRIBUTION BY VEHICLES OF MATERIALS OR MERCHANDISE, THERE SHALL BE PROVIDED AND PERMANENTLY MAINTAINED ADEQUATE SPACE FOR STANDING, LOADING AND UNLOADING SERVICES IN ORDER TO AVOID UNDUE INTERFERENCE WITH THE PUBLIC USE OF STREETS OR ALLEYS. EVERY BUILDING, STRUCTURE OR ADDITION THERETO HAVING A USE WHICH COMPLIES WITH THE ABOVE DEFINITIONS SHALL BE PROVIDED WITH AT LEAST ONE ET IN LENGTH AND FOURTEEN (SUCH BUILDINGS THAT CONTAIN IN EXCESS F GROSS BUILDING AREA WILL BE REQUIRED TO PROVID B. ACCESS TO TRUCK STANDING, LOADING AND UNLOADING SPACE SHALL BE PROVIDED DIRECTLY FROM A PUBLIC STREET OR ALLEY OR FROM ANY RIGHT-OF-WAY THAT WILL NOT INTERFERE WITH PUBLIC CONVENIENCE AND WILL PERMIT ORDERLY AND SAFE MOVEMENT OF TRUCK VEHICLES. (§205-97.1) (COMPLIES) WHENEVER AN OFF-STREET LOADING AND UNLOADING AREA SHALL BE LOCATED NEXT TO A RESIDENTIAL ZONE, SAID LOADING AND UNLOADING AREA SHALL BE SUITABLY SCREENED AND BUFFERED SUBJECT TO APPROVAL BY THE PLANNING BOARD AND IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE XXVI. (\$205-97.K) (COMPLES)

A. NOT MORE THAN TWO DRIVEWAYS USED AS A MEANS OF INGRESS OR EGRESS FOR OFF-STREET PARKING AREAS SHALL BE PERMITTED FOR EACH 300 FEET OF FRONTAGE ON A PUBLIC STREET, NOR SHALL ANY DRIVEWAY BE LOCATED CLOSER THAN 100 FEET TO THE INTERSECTION OF TWO PUBLIC STREETS. (§ 205-97.B) B. NO ACCESS DRIVE. DRIVEWAY. PATHWAY OR ANY OTHER MEANS OF EGRESS OR INGRESS SHALL BE LOCATED IN ANY RESIDENTIAL ZONE TO PROVIDE ACCESS TO USES OTHER THAN THOSE PERMITTED IN ANY SUCH RESIDENTIAL ZONE. (§ 205–98.B(1)) (COMPLIES) C. NO DRIVEWAY TO OR FROM A PARKING AREA SHALL BE LOCATED CLOSER THAN 100 FEET TO THE NEAREST RIGHT-OF-WAY LINE OF AN INTERSECTING STREET. HOWEVER, ANY MAJOR USE, SUCH AS A SHOPPING CENTER OR INDUSTRIAL USE, WHICH, IN THE OPINION OF THE PLANNING BOARD, WILL GENERATE LARGE TRAFFIC VOLUMES SHALL NOT BE LOCATED CLOSER THAN 200 FEET TO THE NEAREST RIGHT-OF-WAY LINE OF AN INTERSECTING STREET. (§ 205-98.B(3)) (COMPLIES)

ALL PARKING AREAS FOR 20 OR MORE VEHICLES SHALL BE LANDSCAPED WITH HEDGING AND/OR SHADE TREES OF A TYPE AND QUANTITY APPROVED BY THE PLANNING BOARD. (\$ 205–97.C) (COMPLIES) When a parking area of four or more vehicles or a loading and unloading area adjoins an adjacent residential property area, a landscaped buffer screen shall be provided between the parking area and the adjoining property. The buffer screen shall be no less than six feet in height. THE BUFFER SCREEN AROUND PARKING LOTS AND LOADING AND UNLOADING AREAS MAY BE CONSTRUCTED OF WOOD OR OTHER FENCE MATERIAL, PROVIDED THAT NOT MORE THAN 25% OF THE FENCE IS OPEN ON ITS VERTICAL SURFACE. IN SUCH CASES, EVERGREEN AND DECIDUOUS TREES AND SHRUBS SHALL BE PLANTED ALONG THE FENCE TO BREAK UP THE MONOTONY OF THE FENCE. SUCH LANDSCAPING MAY BE OMITTED IF IT IS THE FINDING OF THE PLANNING BOARD THAT THE TYPE OF FENCE TO BE ERECTED IS VISUALLY ATTRACTIVE AND NOT DETRIMENTAL TO THE APPEARANCE OF SURROUNDING AREAS. (§ 205–106.F) (COMPLIES) E. PRIOR TO COMMENCIAL ZONE. STRUCTURES, RAILROAD TRACKS, DRIVEWAYS OR PARKING AREAS, A PERMANENT FENCE SHALL BE CONSTRUCTED ALONG THE ENTITE OF NET HAUTS A RESIDENTIAL ZONE OR LOT UTILIZED FOR RESIDENTIAL PURPOSES IN A COMMERCIAL OR INDUSTRIAL ZONE. SUCH FENCE SHALL BE A SOLID FENCE SIX FEET IN HEIGHT OR AN OPEN FENCE EIGHT FEET IN HEIGHT OF AN SHALL BE OF A TYPE AND MATERIAL APPROVED BY THE PLANNING BOARD. (§ 205-106.) (COMPLIES) F. UNLESS THE DELINEATED BUFFER AREA SHALL CONTAIN SUCH EXISTING TREES EITHER MAINTAINED AT PRESENT GRADE OR SUITABLY WELLED SO AS TO QUALIFY TO MEET THE STANDARDS ABOVE, SUCH BUFFER AREA SHALL BE LANDSCAPED WITH TWO ROWS OF SPRUCE TREES OR APPROVED EQUAL, WITH 10 FEET BETWEEN EACH ROW. THE TREES IN EACH ROW SHALL BE 20 FEET ON CENTERS. EACH TREE IN ONE ROW SHALL BE 14 FEET FROM ANY OTHER TREE IN THE OTHER ROW SO AS TO BE STAGGERED IN APPEARANCE. EACH TREE SHALL BE A MINIMUM OF FIVE FEET IN HEIGHT. (§ 205-106.J) (COMPLIES)

A. SIDEWALKS WITH A MINIMUM WIDTH OF FOUR FEET SHALL BE PROVIDED IN ALL PARKING AREAS FOR FIVE OR MORE VEHICLES, BETWEEN PARKING AREAS AND PRINCIPAL STRUCTURES, ALONG AISLES AND DRIVEWAYS AND WHEREVER PEDESTRIAN TRAFFIC SHALL OCCUR. (§ 205–98.C(1)) (COMPLIES) B. SIDEWALKS SHALL BE RAISED SIX INCHES ABOVE THE PARKING AREA, EXCEPT WHERE CROSSING STREETS OR DRIVEWAYS, AND CURBED AS A PROTECTION TO PEDESTRIANS USING THE WALKS. (§ 205–98.C(2)) (COMPLIES)

D. FOR STELE SLOPES ANT DISTURBANCE SHALL BE PROHIBITED EXCEPT AS PROVIDED BELOW: (§ 205-180) C. NEW DISTURBANCE NECESSARY TO PROTECT PUBLIC HEALTH, SAFETY OR WELFARE, SUCH AS NECESSARY LINEAR DEVELOPMENT WITH NO FEASIBLE ALTERNATIVE: TO PROVIDE AN ENVIRONMENTAL BENEFIT, SUCH AS REMEDIATION OF A CONTAMINATED SITE; OR, TO PREVENT AN EXTRAORDINARY AND EXCEPTIONAL SITUATION UNIQUELY AFFECTING A SPECIFIC PROPERTY THAT WOULD CREATE A HARDSHIP AFFECTING THE PROPERTY, PREVENTING A MINIMUM ECONOMICALLY VIABLE USE OF THE AFFECTED PROPERTY BASED UPON REASONABLE INVESTMENT, PROVIDED THAT THE HARDSHIP WAS NOT CREATED BY THE PROPERTY OWNER, FOR EXAMPLE, REDEVELOPMENT, WITHIN THE FOOTPRINT OF EXISTING INPERVIOUS COVER SHOULD BE ALLOWED TO SUPPORT EFFORTS TO REVITALIZE DEVELOPMENT THAS FALLEN INTO DISREPAIR. (§ 205-180.B) (V) 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 HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES. 17. HE MARKES THAT ALL DE 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.

16. PROVINCE ON STRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MARK SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOLUMENTS BY ALL OF THE PERMITS ALL INSTERDET AND RECOMMENDED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING ALL TAKE PERFORMED IN ACCORDANCE WITH THESE PLANS. THE CONTRACTOR SHALL NOTEY THE ENGINEER CONSTRUCTION MANAGER OF ANY 19. STIE CLARING SHALL NOLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. 20. THE PROPENT SURVEY SHALL BE CONSTRUCTION FOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY UNDERGROUND TANKS, PIPES, VALVES, ETC. 20. THE PROPENT SURVEY SHALL BE CONSTRUCTION CONTRACTOR PROR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY UNDERGROUND TANKS, PIPES, VALVES, ETC. 20. THE PROPENT SURVEY SHALL BE CONSTRUCTION CONTRACTOR PROR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY UNDERGROUND TANKS, PIPES, VALVES, ETC. 20. THE PROPENT SURVEY SHALL BE CONSTRUCTION CONTRACTOR PROR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY UNDERGROUND TANKS, PIPES, VALVES, ETC. 20. DUIL WISTE TO BE DISPOSED OF BY CONTRACTOR MARKS SHOW INDERCENT IN THE PLANS. THE CONTRACTOR PROR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION FOR RECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR SHALL DARKS SHOW IN ACCORDANCE WITH ALL LOOK, STATE AND FEDERAL DEVICES AND FEDERAL DEVICES AND SHOULD STRUCTURES, SAFELD CONDITIONS DICTATE. 24. CONTRACTOR SHALL BE FOR ALL SHOW IN ACCORDANCE WITH ALL LOOK, STATE AND FEDERAL DEVICES AND FEDERAL DEVICES CONSTRUCTIONS TO ASSURE STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STRUCTURES, 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 OF FOLLOWING THE COMPLETION OF THE PROJECT OF FOLLOWING THE CONFLICTION OF THE PROJECT OF FOLLOWING THE COMPLETION OF THE PROJECT AND THE ROJECT AND THE ROJECT AND THE ROJECT AND THE ROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES WITH ARISING OUT OF OR RELATING TO THIS 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 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 DEVIATION 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 COMPENSATIONY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PROMEMENT OF ALL COSTS TO CONRECT ANY WORK DONE, ALL FINES AND ENGINEER AND ENGIN 1. ALL TRAFFIC SIGNS AND STRIPING STRIPING STRIPING 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 PRAKEABILITY 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 THE ENGINEER WAS DOT 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 THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE MULLIONG AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE MULLIONG AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE MULLIONG AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER 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 AND DISCREPANCY PRIOR TO CONSTRUCTION.

|) | | | | | | THIS PLAN SET IS FOR PERMITTING PL | JRPOSES ONLY | and ma | ton V/ | be Used | For (| onstruction |
|---|-----------|--|---|-----------|---------------|--|--|--|------------------|---------------------------------|--|--|
| | | | | | Bv | Lake Como, New Jersey T: 732.974.0198 Chester, New Jersey T: 732.974 | GEOTECHNICAL Offices conveniently loc T: 908.879.9229 News News Nove 1 Austin, Texas T:512.646.3 | cated in: ark, New Jersey .2646 Housta | on, Texas T: 281 |) Toms River, Ne .789.6400 | w Jersey T: | 1904 Main Street Lake Como, NJ 07719 T: 732.974.0198 F: 732.974.3521 www.dynamicec.com LANNING & ZONING 732.974.0198 |
| | | | | | | TITLE: PROJECT: 1202 AIRPORT ROAD <i>PROPOSED WAREHOUSE BUILDIN</i> BLOCK 30, LOT 26 1202 AIRPORT ROAD TOWNSHIP OF NORTH BRUNSWICK, MIDD | G | | JOB No: | 37-99-00 AJH | 1 | DATE: 12/30/2021 SCALE: (H) 1"=30' (V) SHEET No: |
|) | | | | | Date Comments | ROBERT P. FREUD JACQU | | JANO | CHECKED BY | PROTECT YC | OTIFICATION OF OR ANY PERSON B THE EARTH'S | OF 1 |
| | \square | | Π | \square | Rev. | | FESSIONAL ENGINE JERSEY LICENSE No. 53 | 558 | | SURFACE ANYWHERE I | n any state JMBERS VISIT: | Rev. # O |