

GENERAL NOTES

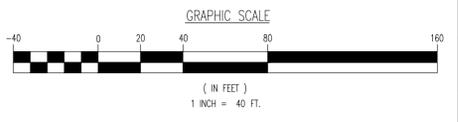
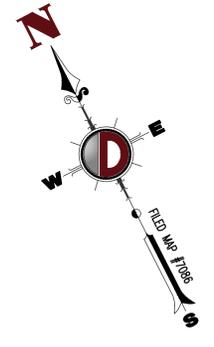
- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - ALTA/NSPS LAND TITLE SURVEY ARCHITECTURAL FLOOR PLANS
 - DYNAMIC SURVEY, LLC ARCHITECTURAL FLOOR PLANS
 - 1904 MAIN STREET 227 E. LANCASTER AVENUE
 - LAKE COMO, NJ 07719 BERGEN COUNTY, NJ 07004
 - SURVEYOR FILE NO. 1423-99-0035 DATED: 12/04/2019
 - 08/23/2019 DATED: 03/18/2020
- APPLICANT: CSH PASCACK LLC
C/O CAPITOL SENIORS HOUSING
1275 PENNSYLVANIA, NW - 2ND FLOOR
WASHINGTON, DC 20004
- OWNER: BINGHAMTON-WASHINGTON TOWNSHIP CORP.
C/O MR. MICHAEL SPROPOULOS
C/O BINGHAMTON RACQUET CLUB
733 ROVER ROAD
EDGEWATER, NEW JERSEY 07020
- PARCEL DATA: BLOCK 2202, LOT 1
620 PASCACK ROAD
TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
- ZONE: AA DISTRICT (ONE FAMILY RESIDENTIAL)
- EXISTING USE: FITNESS CLUB (NON-PERMITTED USE) (§890-32)
- PROPOSED USE: ASSISTED LIVING (NON-PERMITTED USE) (§890-32)
- SCHEDULE OF ZONING REQUIREMENTS (§890)

ZONE REQUIREMENT	AA DISTRICT	EXISTING	PROPOSED
MINIMUM LOT AREA	0.5 AC	5.02 AC (218,435 SF)	5.02 AC (218,435 SF)
MINIMUM FRONTAGE	100.0'*	276.31'	276.31'
MINIMUM FRONT YARD SETBACK	50.0'	58.8'	59.9'
MINIMUM REAR YARD SETBACK	43.7'	429.4'	418.8'
MINIMUM REAR YARD SETBACK (ACCESSORY STRUCTURE)	10.0'	N/A	N/A
MINIMUM SIDE YARD SETBACK	25.5'***	29.4'	31.1'
MINIMUM CORNERED SIDE YARD SETBACK	N/A/S	83.6'	88'
MAXIMUM BUILDING HEIGHT	2.5 STORES/30.0'	1 STORY / 24'0"	2 STORES / 33' 0"
MAXIMUM IMPERVIOUS SURFACE COVERAGE	N/A/S	45.0%	39.4%
MAXIMUM BUILDING COVERAGE	20.0%	43.6%	18.6%
RESIDENTIAL DENSITY	N/A/S	N/A	16.9 UNITS/ACRE

N/A/S: NOT STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE
 *IN THE EVENT THE STREET ON WHICH SAID LOT OR PLOT ABUTS IS LESS THAN 50 FEET, THE DEPTH OF SUCH FRONT YARD SHALL BE INCREASED SO THAT THE DISTANCE BETWEEN THE CENTER LINE OF SAID STREET, IF WIDENED TO 50 FEET, AND THE BUILDING LINE PROPER IS NOT LESS THAN 40 FEET, NOT INCLUDING OPEN PORCHES.
 **FOR EACH FOOT THAT A RESIDENCE BUILDING ON THE LOT EXCEEDS A HEIGHT OF 25 FEET, THERE SHALL BE AN ADDED ONE FOOT TO THE REQUIREMENT 39.5'-25'-14.5' ROUNDED UP TO 15'-1'-15'; 25'-15'-40' REAR YARD SETBACK
 ***FOR EACH FOOT THAT A RESIDENCE BUILDING ON THE LOT EXCEEDS A HEIGHT OF 25 FEET, THERE SHALL BE AN ADDED SIX INCHES TO THE REQUIREMENT 39.5'-25'-14.5' ROUNDED UP TO 15'-6"-7.5'; 15'-4.5'-22.5' SIDE YARD SETBACK
- PARKING REQUIREMENTS
 - A. ALL OFF-STREET PARKING AREAS SHALL BE SURFACED WITH AN ASPHALT BITUMINOUS OR CEMENT BINDER PAVEMENT WHICH SHALL BE GRADED AND DRAINED TO DISPOSE OF ALL SURFACE WATER AS APPROVED BY THE TOWNSHIP ENGINEER. THERE SHALL BE A FIRE-FIGHTER FOOTCANDLE OR CURBED PLANTING AREA OF AT LEAST FOUR INCHES ABOVE GROUND BETWEEN ANY BUILDING AND A PARKING AREA USED BY THE PUBLIC. (§840-80)(COMPLIES)
 - B. THE OFF-STREET PARKING AREA SHALL BE EFFECTIVELY SCREENED ON ANY SIDE WHICH ADJACENT OR FACES PREMISES CURRENTLY USED AS A RESIDENCE BY A SOLID UNIFORM FENCE OR WALL NOT LESS THAN FOUR FEET HIGH. A GOOD CONDITIONED PERENNIAL WOOD FENCE THAT WHERE THE ADJACENT OWNERS AGREE IN WRITING, A SCREENING OR HEDGE OR OTHER NATURAL LANDSCAPING MAY BE SUBSTITUTED FOR THE REQUIRED FENCE OR WALL. (§840-80)(COMPLIES)
 - C. ALL PARKING SPACES SHALL HAVE A MINIMUM OF 180 SQUARE FEET AND SHALL BE NOT LESS THAN NINE FEET IN WIDTH. (§840-80)(COMPLIES)
 - D. ALL PARKING AREAS SHALL BE DESIGNED WITH SERVICEABLES TO MEET THE FOLLOWING STANDARDS: SIXTY-ONE-DEGREE TO NINETY-DEGREE ANGLE PARKING AND ACCESS DRIVES, TWENTY-FOUR-FOOT ASLE WIDTH. (§840-80)(COMPLIES)
 - E. ONLY ONE-WAY TRAFFIC CIRCULATION SHALL BE PERMITTED IN TWELVE-, FOURTEEN-, AND SEVENTEEN-FOOT ASLE WIDTHS. (§840-80)(COMPLIES)
 - F. OFF-STREET PARKING FACILITIES ARE PROHIBITED IN THE REQUIRED FRONT YARD. (§840-80)(COMPLIES)
 - G. PARKING SPACES PER RSIS (8 NJAC 9:21-4.14)(B), ASSISTED LIVING RESIDENTIAL USE, 0.5 SPACES/UNIT THEREFORE: 85 DWELLING UNITS x 0.5 = 42.5 (43) PARKING SPACES REQUIRED, 56 SPACES PROPOSED (COMPLIES)
- PER N.J.S.A. §26-2H-12.16, A NEW FACILITY THAT IS LICENSED BY THE N.J. DEPARTMENT OF HEALTH TO OPERATE AS AN ASSISTED LIVING RESIDENCE SHALL RESERVE 10% OF ITS TOTAL BED COMPLEMENT FOR USE BY MEDICALLY-ELIGIBLE PERSONS AS A RESULT, A TOTAL OF 10 OUT OF 100 BEDS PROPOSED PER THE CERTIFICATE OF NEED. SIZES THE APPLICANT'S AFFORDABLE HOUSING UNDER NEW JERSEY STATUTORY LAW.
- 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 SUBMISSIONS.
- 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.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT SHALL TAKE PRECEDENCE OVER ANY OTHER NOTATIONS NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
- THE SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SHIELDING 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.
- ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE ENGINEERING CONSULTANTS, P.C.'S SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED BY THE CONTRACTORS TO THE EXTENT PROVIDED BY LAW, INDEMNITY AND WORKERS COMPENSATION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR 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.
- 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, SEQUENCING OR PROCEDURES NECESSARY FOR PERFORMING, SUPERVISING 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 GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OF THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- 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.
- 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 AND FABRICATORS, THEREBY PROVIDING MEDIATION AS THE PRIMARY METHOD FOR RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREIN, 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 SUPPORT 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.
- 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.
- 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 SIGN DIMENSIONS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
- 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.
- 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 ROUTES MUST COMPLY WITH NJAC 9:23-7 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 OF ANY CONSTRUCTION.

BERGEN COUNTY NOTES

- ALL TRAFFIC SIGNS MUST CONFORM IN FACE DESIGN AND CONSTRUCTION TO SPECIFICATIONS FOUND IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S. D.O.T., FEDERAL HIGHWAY ADMINISTRATION. SPECIFICALLY, REGULATORY AND WARNING SIGNS SHALL BE FABRICATED OF FLAT ALUMINUM SHEETS AND SHALL BE COVERED WITH ASTM D4956 TYPE X1 SUPER HIGH EFFICIENCY FULL COLOR RETRO-REFLECTIVE SHEETING.
- ANY PROPOSED PLANTINGS ALONG THE PROPOSED TWO-WAY DRIVEWAY SHALL HAVE A MATURE HEIGHT OF THIRTY (30) INCHES OR LESS, MEASURED FROM THE DRIVEWAY PAVEMENT, TO ENSURE ADEQUATE SIGHT DISTANCE ALONG TAPPAN ROAD. ANY PROPOSED PLANTINGS MAY NEED TO BE REMOVED AND/OR RELOCATED PER REQUIREMENT B-16 BELOW.
- COUNTY SIGHT DISTANCE CRITERIA - THE DRIVER'S POSITION SHALL BE FIFTEEN (15) FEET BEHIND THE CURB LINE. THE DRIVER'S EYE LEVEL SHOULD BE SET AT A POINT THREE AND A HALF (3.5) FEET ABOVE THE DRIVEWAY PAVEMENT AND THE DRIVER SHOULD BE CAPABLE OF SEEING AN OBJECT TWO (2) FEET HIGH PLACED IN THE CENTER OF ALL LANES. DEPICTED SIGHT DISTANCES REFLECT MAXIMUM CLEAR SIGHT DISTANCE.
- ALL MATERIALS AND CONSTRUCTION PERFORMED IN ANY OF THE COUNTY OF BERGEN'S RIGHT-OF-WAY/ROAD WIDENING EASEMENT SHALL BE IN ACCORDANCE WITH CURRENTLY ADOPTED NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2007 EDITION OR NEWER) AS MODIFIED BY ANY SUPPLEMENTAL SPECIFICATIONS AND AMENDMENTS BY THE N.J. D.O.T. AND COUNTY OF BERGEN SPECIFICATIONS. THIS WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: MONUMENTS, REFERENCE MARKERS, CURBS, SIDEWALKS, GUIDE RAIL, GUIDE RAIL END TREATMENTS, FENCES, RETAINING WALLS, STORM DRAINAGE PIPES, STORM DRAINAGE STRUCTURES, BRIDGES, CULVERTS AND ROADWAY CONSTRUCTION. OMISSION AND/OR CORRECTIONS DEEMED NECESSARY TO CONFORM TO ANY SPECIFICATIONS AND DETAILS SHALL BE THE RESPONSIBILITY OF THE PROJECT'S APPLICANT, DEVELOPER, CONTRACTOR AND/OR PROPERTY OWNER.
- ALL EXISTING TRAFFIC CONTROL SIGNS SHALL BE RESET AT THE TIME OF CONSTRUCTION AND NOT STOCKPILED.
- THE APPLICANT/PROPERTY OWNER SHALL BE RESPONSIBLE TO MAINTAIN SIGHT LINES, ALONG THE SUBJECT PROPERTY FRONTAGE, FOR AN EXISTING VEHICLE FROM THE PROPERTY ONTO TAPPAN ROAD. THIS INCLUDES THE REMOVAL OF ANY IDENTIFIED OBSTRUCTIONS (E.G. TREES, LIMBS, BRANCHES, ORNAMENTAL WALLS AND GROUND BRUSH) WITHIN THE COUNTY RIGHT-OF-WAY / COUNTY EASE.



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

DYNAMIC ENGINEERING

LAND DEVELOPMENT CONSULTING • PERMITTING • GEO-TECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

245 Main Street - Suite 110
Cherter, NJ 07030
T: 908.879.0222
F: 908.879.0222
www.dynaninc.com

2500 Main Street - Suite 100
Little Combs, New Jersey 1: 732.974.0198 | Cherter, New Jersey 1: 908.879.9229 | Newark, New Jersey 1: 973.253.2200 | Toros River, New Jersey 1: 732.974.0198
Allen, Texas 1: 973.254.2100 | Houston, Texas 1: 281.789.6400
Newark, Pennsylvania 1: 202.665.0274 | Dallas, Texas 1: 941.921.8570

OVERALL SITE PLAN

PROJECT: CAPITOL SENIORS HOUSING
PROPOSED ASSISTED LIVING

BLOCK 2202, LOT 1
620 PASCACK ROAD (CR 502)
TOWNSHIP OF WASHINGTON, BERGEN COUNTY, NEW JERSEY

JOB No: 1423-99-003

DATE: 01/10/2020

DRAWN BY: JTG/DJS

SCALE: (H) 1"=40'
(V)

DESIGNED BY: MLR

CHECKED BY: DTS

SHEET No:

JOSEPH G. JAWORSKI

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 36572

DANIEL T. SEHNAL

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 53572

811

PROTECT YOURSELF
ALL UTILITIES REQUIRE NOTIFICATION OF
BEFORE ANY EXCAVATION OR OTHER WORK
PREPARING TO EXPOSE THE SAFETY
SPRINKLER RISERS IN THE 200

FOR STATE-OPERATED DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM

Rev. # 4

Plotted: 07/09/20 - 6:12 PM, By: Jjardas, Product Ver: 23.1a (LMS Tech)
File: P:\BCEPC PROJECTS\1423 Capitol Seniors Housing\99-003 Washington\DWG Site Plans\04 Overall Site Plan.dwg