PRELIMINARY AND FINAL SITE PLAN

FOR

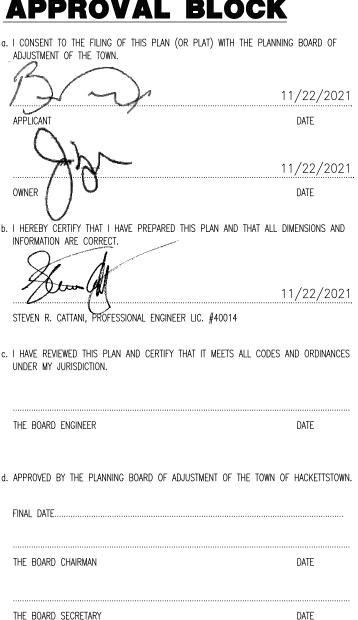
PERFORMANCE FLEET MAINTENANCE PROPOSED PARKING LOT IMPROVEMENTS

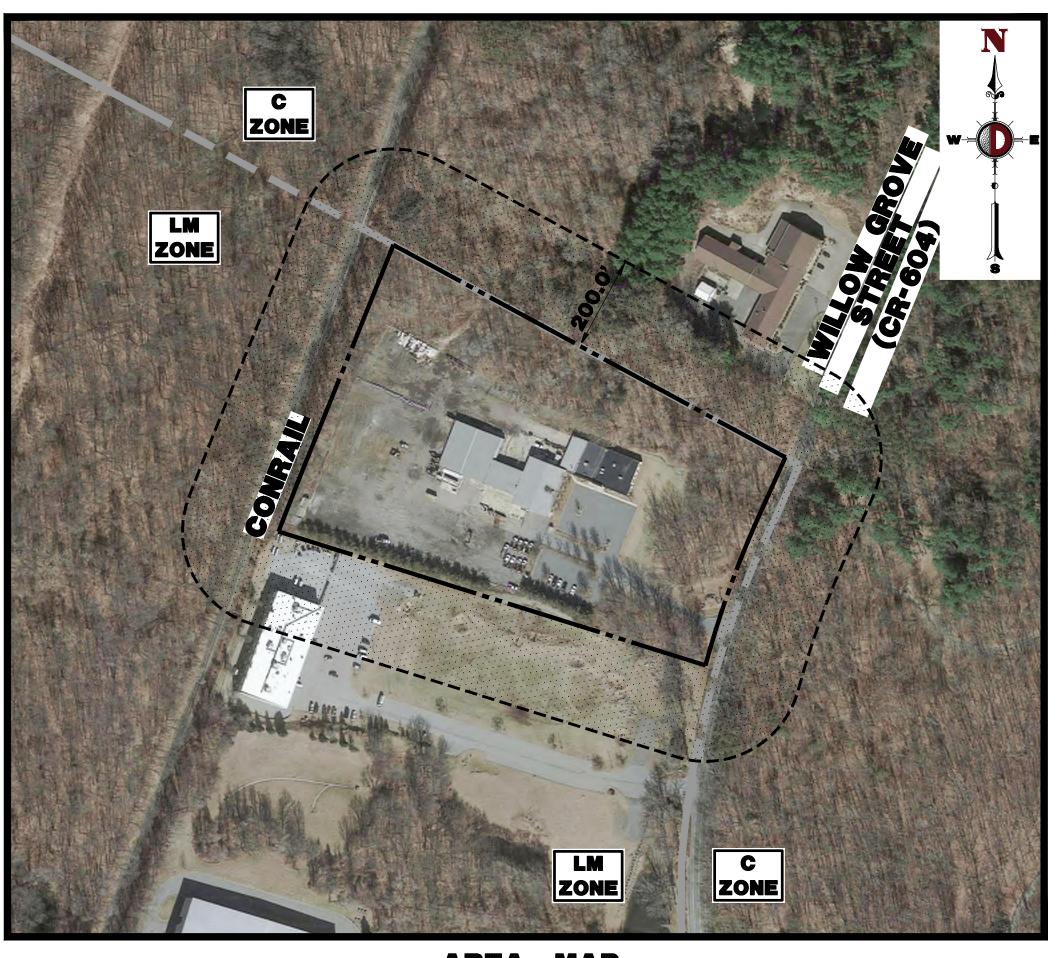
BLOCK 44, LOT 3; TAX MAP SHEETS #3-4 - LATEST REV. DATED DEC-2012 859 WILLOW GROVE STREET TOWN OF HACKETTSTOWN WARREN COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

BLOCK	LOT
1	1
42	3
42	4
44	2
44	3
44	3.02
44	3.03
134	1
	1 42 42 44 44 44

APPROVAL BLOCK





AREA MAP

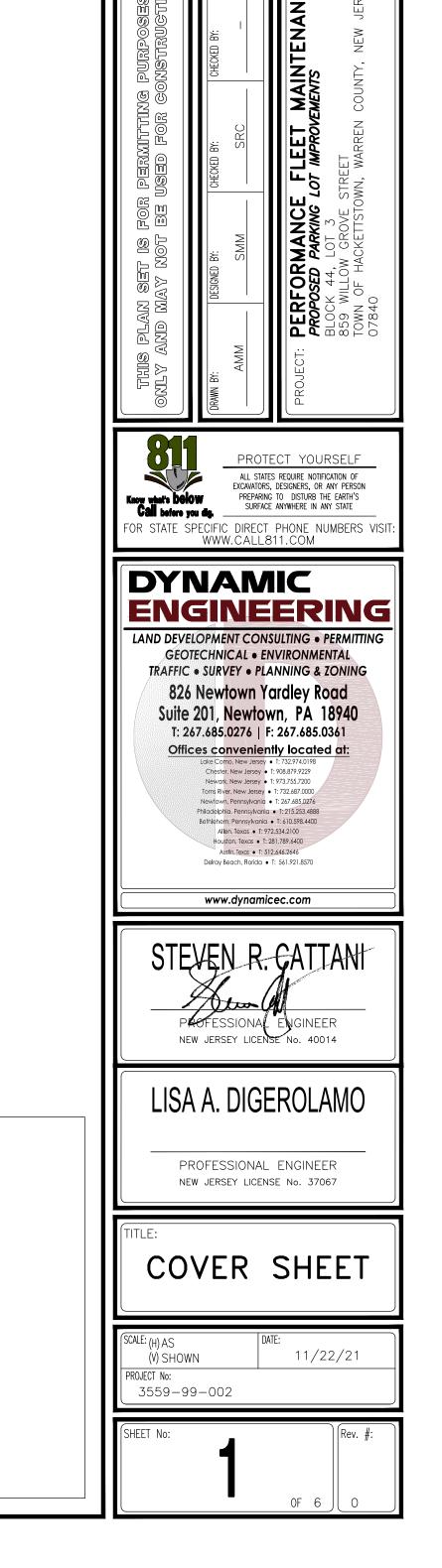
1" = 200'

DRAWING INDEX				
COVER SHEET	1 of 6			
AERIAL MAP	2 of 6			
OVERALL SITE PLAN & GENERAL NOTES	3 of 6			
SITE PLAN	4 of 6			
CONSTRUCTION DETAILS	5 of 6			
VEHICLE CIDCULATION DIAM (VAM)	C -4 C			

KEY MAP

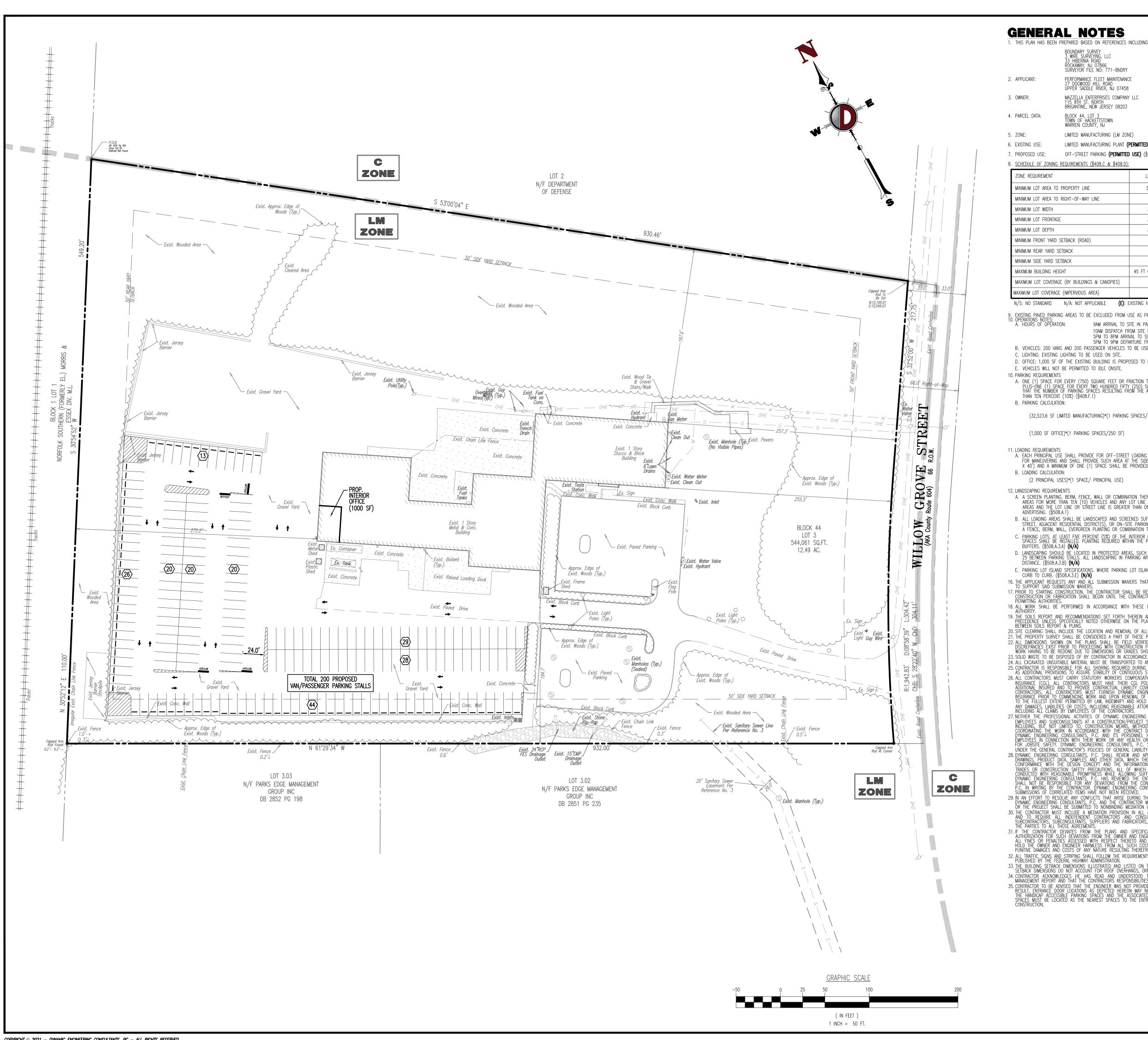
1" = 1000'

COUNTY APPROVAL



PREPARED BY DYNAMIC ENGINEERING CONSULTANTS, P.C. 826 NEWTOWN YARDLEY ROAD - SUITE 201 NEWTOWN, PA 18940 WWW.DYNAMICEC.COM





GENERAL NOTES

BOUNDARY SURVEY 3 WIRE SURVEYING, LLC 33 HIBERNIA ROAD ROCKAWAY, NJ 07866 SURVEYOR FILE NO: 771-BNDRY

PERFORMANCE FLEET MAINTENANCE 27 DOGWOOD HILL ROAD UPPER SADDLE RIVER, NJ 07458

MAZZELLA ENTERPRISES COMPANY LLC 115 8TH ST. NORTH BRIGANTINE, NEW JERSEY 08203 BLOCK 44, LOT 3 TOWN OF HACKETTSTOWN WARREN COUNTY, NJ

LIMITED MANUFACTURING (LM ZONE) LIMITED MANUFACTURING PLANT (PERMITTED USE) (§408.A.1)

OFF-STREET PARKING (PERMITTED USE) (§408.A.5)

8	. SCHEDULE OF ZONING REQUIREMENTS (§408.C & §408.D):	<u>.</u>		
	ZONE REQUIREMENT	LM ZONE	EXISTING	PROPOSED
	MINIMUM LOT AREA TO PROPERTY LINE	3 ACRES	544,061 SF (12.49 Ac)	544,061 SF (12.49 Ad
	MINIMUM LOT AREA TO RIGHT-OF-WAY LINE	N/S	561,212 SF (12.88 Ac)	561,212 SF (12.88 Ac)
	MINIMUM LOT WIDTH	300 FT	438.96 FT	438.96 FT
	MINIMUM LOT FRONTAGE	300 FT	522.16 FT	522.16 FT
	MINIMUM LOT DEPTH	300 FT	916.7 FT	916.7 FT
	MINIMUM FRONT YARD SETBACK (ROAD)	50 FT	255.5 FT	255.5 FT
	MINIMUM REAR YARD SETBACK	50 FT	272.2 FT	272.2 FT
	MINIMUM SIDE YARD SETBACK	50 FT	194.7 FT	194.7 FT
	MAXIMUM BUILDING HEIGHT	45 FT OR 3 STORIES	1 STORY	1 STORY

30 %

75%

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

9. EXISTING PAVED PARKING AREAS TO BE EXCLUDED FROM USE AS PART OF THIS APPLICATION.
10. OPERATIONS NOTES:
A. HOURS OF OPERATION:
9AM ARRIVAL TO SITE IN PASSENGER VEHICLES.

10AM DISPATCH FROM SITE IN VANS. 5PM TO 8PM ARRIVAL TO SITE IN VANS. 5PM TO 9PM DEPARTURE FROM SITE IN PASSENGER VEHICLES.

B. VEHICLES: 200 VANS AND 200 PASSENGER VEHICLES TO BE USED ON SITE (100 STALLS/ACRE) C. LIGHTING: EXISTING LIGHTING TO BE USED ON SITE.

D. OFFICE: 1,000 SF OF THE EXISTING BUILDING IS PROPOSED TO BE USED FOR OPERATIONS. THE OFFICE WILL INCLUDE A RESTROOM. E. VEHICLES WILL NOT BE PERMITTED TO IDLE ONSITE.

A. ONE (1) SPACE FOR EVERY (750) SQUARE FEET OR FRACTION THEREOF OF NET HABITABLE FLOOR AREA USED FOR LIMITED MANUFACTURING OR LABORATORIES, PLUS—ONE (1) SPACE FOR EVERY TWO HUNDRED FIFTY (250) SQUARE FEET OR FRACTION THEREOF OF NET HABITABLE FLOOR AREA USED FOR OFFICES; PROVIDED THAT THE NUMBER OF PARKING SPACES RESULTING FROM THE APPLICATION OF THESE PROVISIONS TO THE SUBJECT BUILDING SHALL NOT BE INCREASED BY MORE THAN TEN PERCENT (10%) (§408.F.1)

(32,523.6 SF LIMITED MANUFACTURING)*(1 PARKING SPACES/750 SF)

= 44 SPACES REQUIRED 52 EXISTING SPACES PROVIDED (COMPLIES)

6.2% (33,523.6 FT)

46.0% (248,061 SF)

(1,000 SF OFFICE)*(1 PARKING SPACES/250 SF)

= 4 SPACES REQUIRED 200 PROPOSED SPACES PROVIDED (COMPLIES)

6.2% (33,523.6 FT)

46.0% (248,061 SF)

A. EACH PRINCIPAL USE SHALL PROVIDE FOR OFF-STREET LOADING AND UNLOADING WITH ADEQUATE INGRESS AND EGRESS FROM STREETS AND WITH ADEQUATE SPACE FOR MANEUVERING AND SHALL PROVIDE SUCH AREA AT THE SIDE OR REAR OF THE BUILDING. EACH SPACE SHALL BE AT LEAST FIFTEEN FEET BY FORTY FEET (15' X 40') AND A MINIMUM OF ONE (1) SPACE SHALL BE PROVIDED FOR EACH BUILDING. (\$408.H.1) B. LOADING CALCULATION:

(2 PRINCIPAL USES)*(1 SPACE/ PRINCIPAL USE)

A. A SCREEN PLANTING, BERM, FENCE, WALL OR COMBINATION THEREOF, NO LESS THAN FIVE FEET (5') IN HEIGHT, SHALL BE PROVIDED BETWEEN OFF-STREET PARKING AREAS FOR MORE THAN TEN (10) VEHICLES AND ANY LOT LINE OR STREET LINE EXCEPT WHERE A BUILDING INTERVENES OR WHERE THE DISTANCE BETWEEN SUCH AREAS AND THE LOT LINE OR STREET LINE IS GREATER THAN ONE HUNDRED FIFTY FEET (150'). FENCING MUST BE MAINTAINED IN GOOD CONDITION AND WITHOUT

B. ALL LOADING AREAS SHALL BE LANDSCAPED AND SCREENED SUFFICIENTLY TO OBSCURE THE VIEW OF THE LOADING OF VEHICLES AND PLATFORMS FROM ANY PUBLIC STREET, ADJACENT RESIDENTIAL DISTRICT(S), OR ON-SITE PARKING AREAS, THROUGHOUT THE YEAR. SUCH SCREENING SHALL BE BY AN EXTENSION OF THE BUILDING, A FENCE, BERM, WALL, EVERGREEN PLANTING OR COMBINATION THEREOF AND SHALL NOT BE LESS THAN FIVE FEET (5') IN HEIGHT. (\$508.A.2) (N/A) C. PARKING LOTS, AT LEAST FIVE PERCENT (5%) OF THE INTERIOR PARKING AREA SHALL BE LANDSCAPED WITH PLANTINGS, AND ONE (1) TREE FOR EACH TEN (10) SPACES SHALL BE INSTALLED. PLANTING REQUIRED WITHIN THE PARKING LOT IS EXCLUSIVE OF OTHER PLANTING REQUIREMENTS, SUCH AS FOR STREET TREES OF BUFFERS. (§508.A.3.A) (N/A)

D. LANDSCAPING SHOULD BE LOCATED IN PROTECTED AREAS, SUCH AS ALONG INTERIOR WALKWAYS, IN CENTER ISLANDS, AT THE END OF BAYS, OR IN DIAMONDS 500-25 BETWEEN PARKING STALLS. ALL LANDSCAPING IN PARKING AREAS AND ALONG THE STREET FRONTAGE SHALL BE PLACED SO THAT IT WILL NOT OBSTRUCT SIGHT DISTANCE. (\$508.A.3.B) (N/A) E. PARKING LOT ISLAND SPECIFICATIONS. WHERE PARKING LOT ISLANDS ARE PLANTED, SAME SHALL BE A MINIMUM WIDTH OF SIX FEET (6') FROM INTERIOR EDGE OF

CURB TO CURB. (§508.A.3.E) **(N/A)** 16. 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. 17. 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 18. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

19. 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. 20. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. 1. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

22. 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. 23. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. 24. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

25. 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. 26. 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. 27. 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 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 LINDER THE CENERAL CONTRACTOR'S POLICIES OF CENERAL LINDER THE CENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED

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.

28. 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 OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

29 IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT.

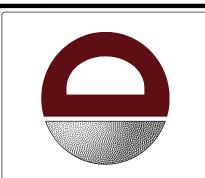
29. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.

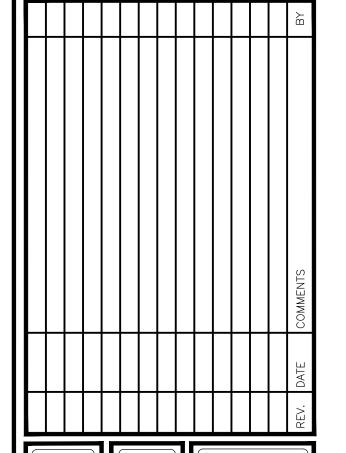
30. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.

31. 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.

32. 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. 33. 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.

34. 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 PERMEABILITY IN THE FIELD. 35. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED MUTH 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 NIAC 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.







ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON

PREPARING TO DISTURB THE EARTH'S

DYNAMIC

ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING GEOTECHNICAL • ENVIRONMENTAL TRAFFIC • SURVEY • PLANNING & ZONING

826 Newtown Yardley Road Suite 201, Newtown, PA 18940 T: 267.685.0276 | F: 267.685.0361 Offices conveniently located at: Lake Como, New Jersey • T: 732.974.0198 Chester, New Jersey • T: 908.879.9229 Toms River, New Jersey • T: 732.687.0000 Newtown, Pennsylvania • T: 267.685,0276 Philadelphia, Pennsylvania • T: 215.253.4888

Allen, Texas • T: 972.534.2100 Austin, Texas • T: 512.646.2646

Delray Beach, Florida • T: 561.921.8570

www.dynamicec.com

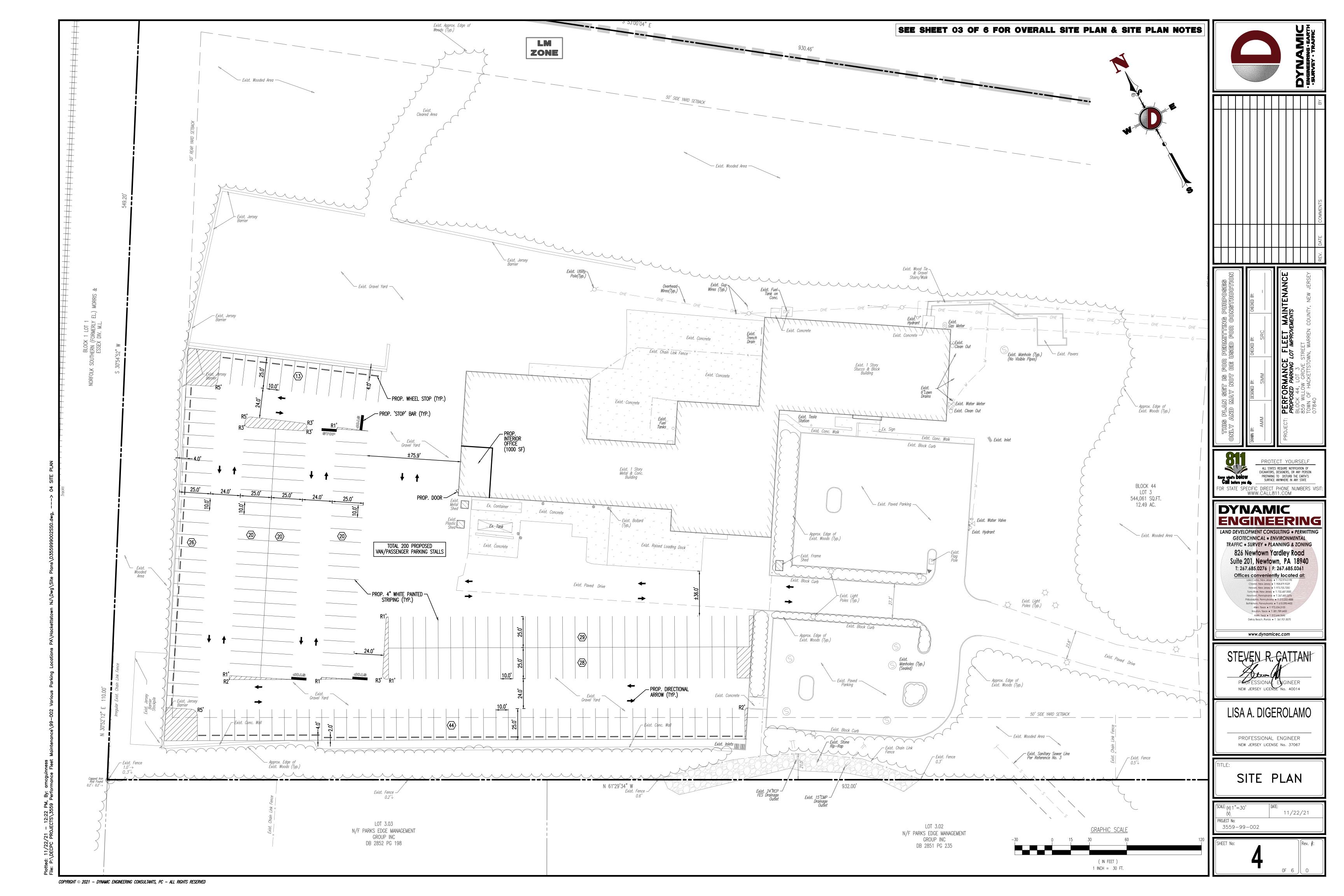


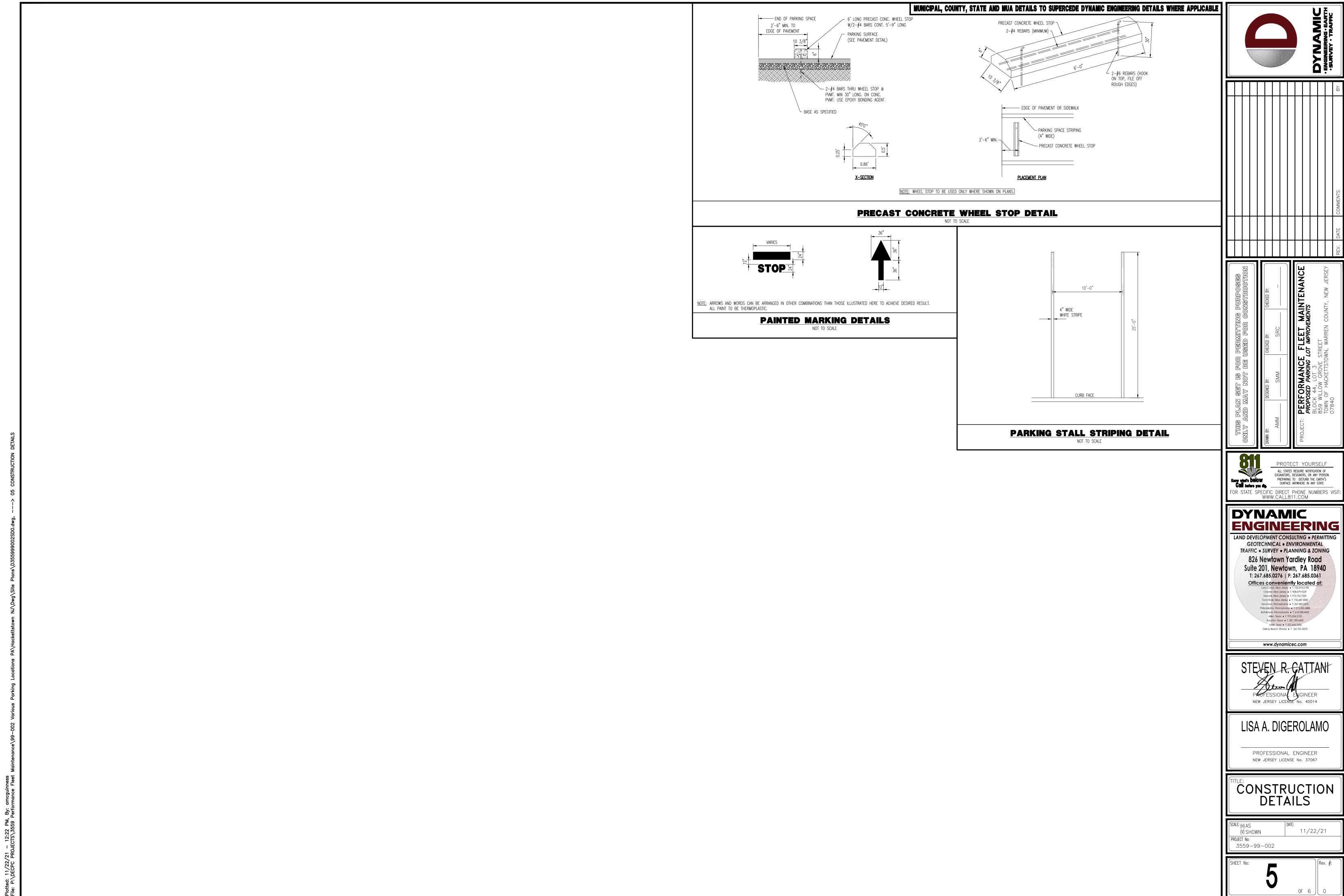
LISA A. DIGEROLAMO

PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 37067

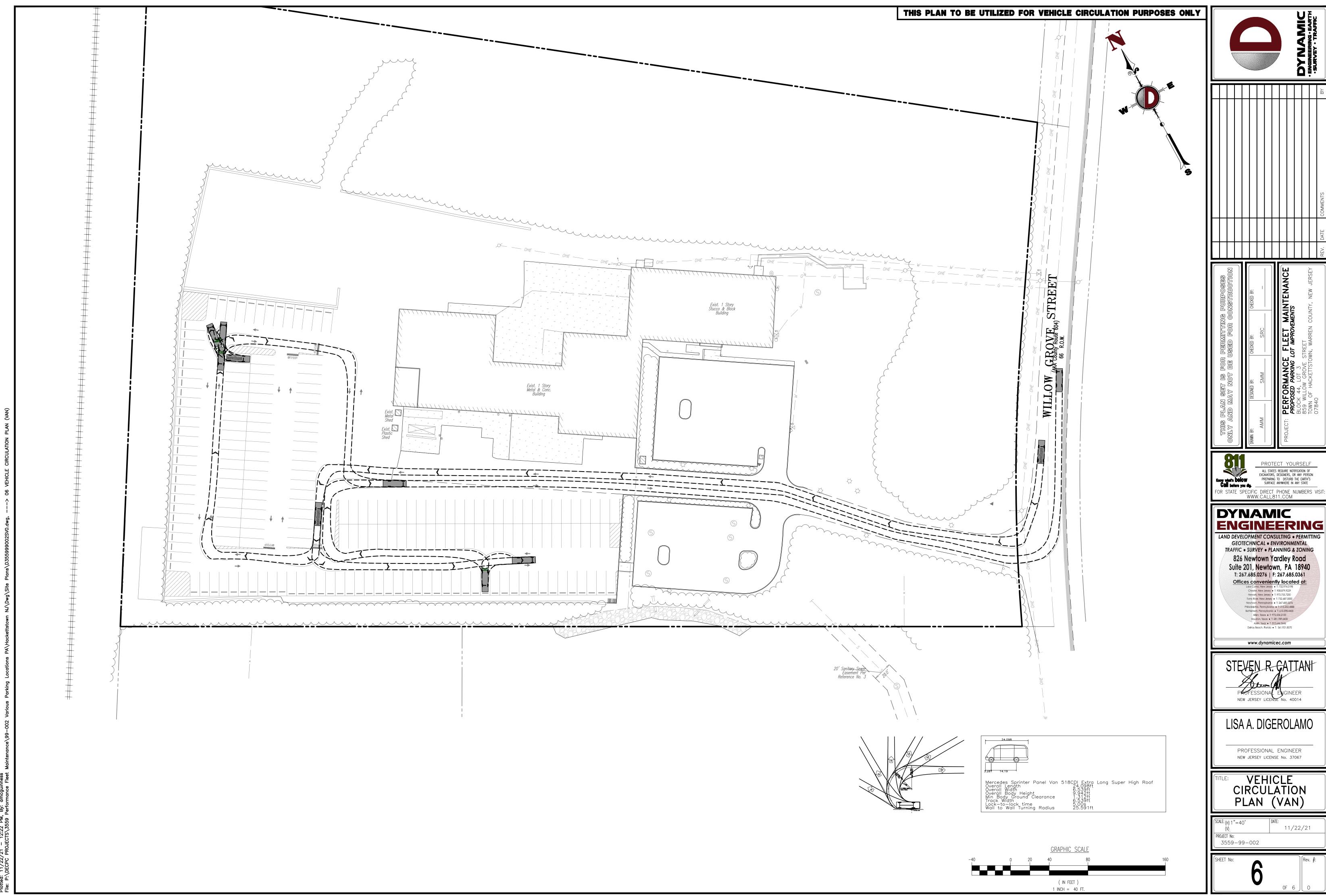
OVERALL SITE PLAN & GENERAL NOTES

11/22/21 PROJECT No: 3559-99-002





COPYRIGHT © 2021 — DYNAMIC ENGINEERING CONSULTANTS, PC — ALL RIGHTS RESERVED



COPYRIGHT © 2021 — DYNAMIC ENGINEERING CONSULTANTS, PC — ALL RIGHTS RESERVED