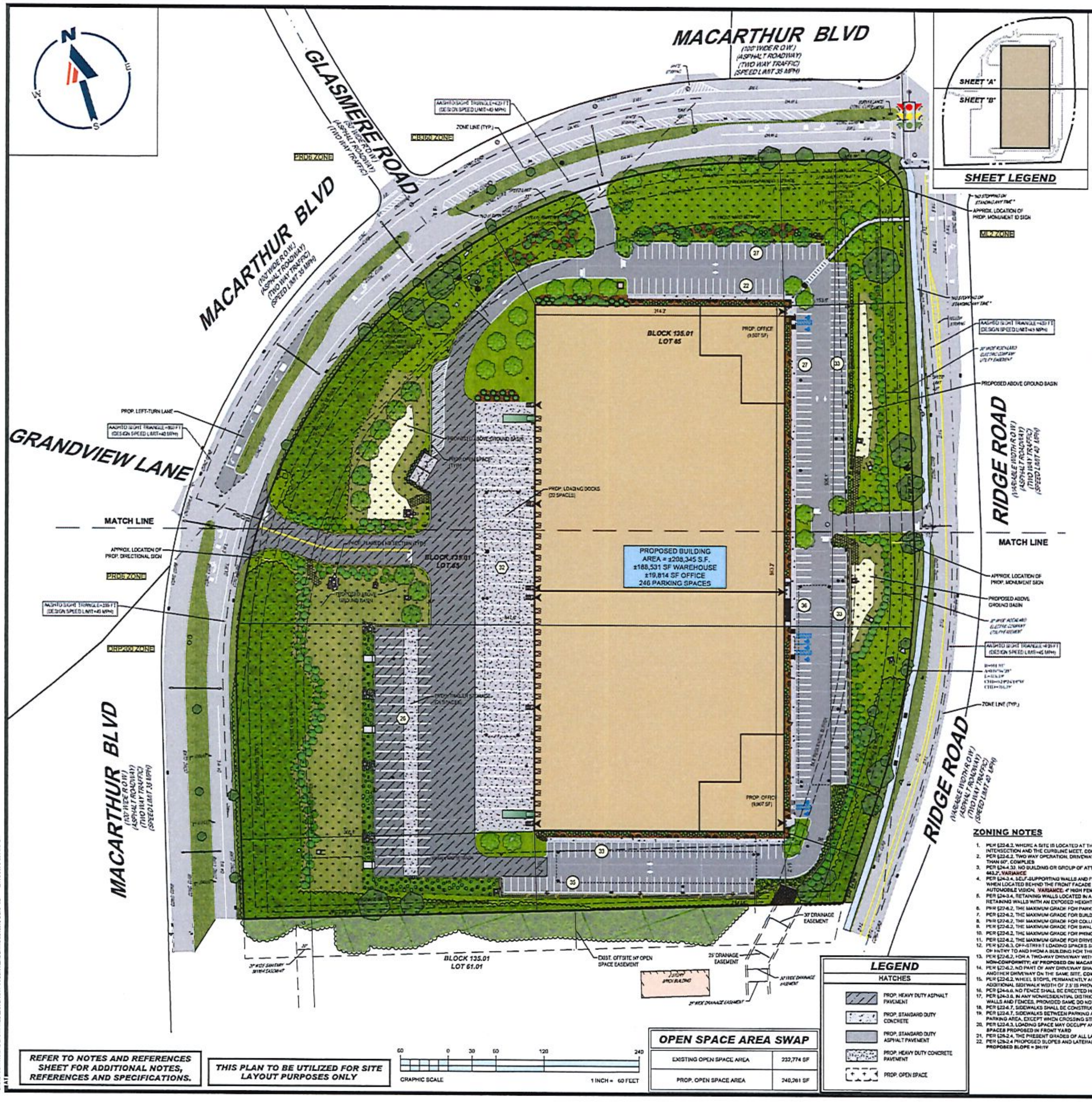

SITE LAYOUT NOTES

(Rev. 1/2020)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
3. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE. STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
6. WHEN APPLICABLE, OWNER/OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NJDEP REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
7. ALL WEATHERED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
8. THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.

ZONING TABLE

ZONE: OFFICE RESEARCH PARK (ORP 200)
USE: WAREHOUSE / DISTRIBUTION FACILITY WITH OFFICE (PERMITTED)
BLOCK: 135.01 LOT: 65

APPLICANT/ OWNER INFORMATION

APPLICANT:	RUSSO ACQUISITIONS, LLC 570 COMMERCE BOULEVARD CARLSTADT, NEW JERSEY
OWNER:	TD BANK, N.A. 17000 HORIZON WAY MOUNT LAUREL, NEW JERSEY

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	§ 24-4.33 ATTACHMENT 5	200,000 SF	696,001 SF (15.978 AC.)	NO CHANGE
MIN. LOT WIDTH	§ 24-4.33 ATTACHMENT 5	300'	847.6'	NO CHANGE
MIN. LOT DEPTH	§ 24-4.33 ATTACHMENT 5	350'	936.1'	NO CHANGE
MIN. FRONT YARD	§ 24-4.33 ATTACHMENT 5	75'	101.5'	98.7'
MIN. SIDE YARD	§ 24-4.33 ATTACHMENT 5	40' (ONE) 80' (BOTH)	N/A	N/A
MIN. REAR YARD	§ 24-4.33 ATTACHMENT 5	75'	502.3'	61.3'
MIN. PARKING SETBACK	§ 22-6.2	30' (FRONT) 8' (REAR)	93.8' (FRONT) 94.8' (REAR)	42.9' (FRONT) 14.5' (REAR)
MAX. BUILDING HEIGHT	§ 24-4.33 ATTACHMENT 5	40' 3 STORIES	35.9'	43-11" 1 STORY (V)
MAX. BUILDING COVERAGE	§ 24-4.33 ATTACHMENT 5	30%	3.4%	29.9%
MAX. IMPROVED LOT COVERAGE	§ 24-4.33 ATTACHMENT 5	60%	30.4%	58.9%
RESIDENTIAL LANDSCAPE BUFFER*	§ 24-8.6A	10% OF LOT DEPTH OR WIDTH ON SIDES ABUTING RESIDENTIAL ZONE = 84.8' MIN. = 50' MAX. = 100'	0' (EXIST. RIDGE ROAD DRIVEWAY) (E)	0' (EXIST. RIDGE RD DRIVEWAY) (E) 0' (PROP. GRANDVIEW LANE DRIVEWAY) (V) 42.9' (PROP. PARKING AREA) (V)
MAX FLOOR AREA RATIO	§ 24-4.33	0.30	0.034	0.299
		KEY =	(E) - EXISTING NON-CONFORMITY	(V) - VARIANCE REQUIRED

*LANDSCAPE BUFFER REQUIREMENTS:
-PER § 24-8.6, NO PRINCIPAL OR ACCESSORY STRUCTURE NOR ANY OFF-STREET PARKING OR LOADING AREAS SHALL BE PERMITTED WITHIN THE BUFFER ZONE.
-NO ACCESS OR DRIVEWAYS SHALL BE PERMITTED WITHIN THE BUFFER ZONE.
-THE BUFFER ZONE SHALL BE KEPT IN ITS NATURAL STATE WHERE WOODED, AND WHEN NATURAL VEGETATION IS SPARSE, PLANT MATERIAL AT LEAST 6' IN HEIGHT AND A SOLID OR TIGHTLY WOVEN FENCE MAY BE REQUIRED SO AS TO PROVIDE A YEAR-ROUND VISUAL SCREEN BY THE BOARD. THE PLANTING MAY BE PLACED IN SUITABLE AREAS IN THE BUFFER ZONE AS SHALL BE REQUIRED BY THE BOARD AND THE SHADE TREE COMMISSION OF THE TOWNSHIP.

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	§ 22-6.2	9' X 20'	9' X 20'
MIN. AISLE WIDTH	§ 22-6.2	24'	24'
LOADING REQUIREMENTS*	§ 22-6.3	7 LOADING DOCKS	32 LOADING DOCKS
MIN. LOADING SIZE	§ 22-6.3	12' X 50'	13.5' X 70'
MIN. NUMBER OF STALLS	§ 22-6.7	835 SPACES	246 SPACES (V)
ADA STALL QUANTITY	2010 ADA STANDARDS	FOR 201-300 PARKING SPACES, 7 ADA SPACES	7 ADA SPACES

WAREHOUSE WITH OFFICE SPACE:
REQUIRED FOR WAREHOUSE: 1 SPACE PER 250 GFA = 188,531 SF / 250 = 754 SPACES REQUIRED
REQUIRED FOR OFFICE: 1 SPACE PER 250 GFA = 19,814 SF / 250 = 80 SPACES REQUIRED
TOTAL SPACES REQUIRED = 835 SPACES
*LOADING REQUIREMENT:
1 FOR 5,000 GFA PLUS ONE PER ADDITIONAL 35,000 GFA = 1 + (203,345 SF / 35,000 SF) = 7 LOADING DOCKS REQUIRED

GROUND/ POLE SIGNS

ITEM	CODE	PERMITTED	PROPOSED
MAX. SIGN AREA	§ 24-6.4	100 SF	160.4 SF
MIN. SIGN SETBACK FROM PROPERTY LINE	§ 24-6.4	15'	12'
MAX. HEIGHT ABOVE GRADE	§ 24-6.4	20'	8' (MACARTHUR BLVD.) 17' (RIDGE RD.)

WALL SIGNS

ITEM	CODE	PERMITTED	PROPOSED
MAX. AGGREGATE SIGN AREA FOR ALL SIGNS	§ 24-6.4	10% OF MAIN FACADE* 2,652.8 SF PERMITTED	NONE PROPOSED
			VARIANCE REQUIRED

*MAX AGGREGATE SIGN AREA:
10% OF MAIN FACADE: 663.2' * 40' * 0.10 = 2,652.8 SF
SIGNAGE REQUIREMENTS:
-PER § 24-6.1A, DIRECT ILLUMINATION OR BACK LIGHTING SHALL NOT EXCEED 25 WATTS OF INCANDESCENT POWER OR 75 FOOT CANDLES WHEN MEASURED PERPENDICULAR TO THE FACE OF THE SIGN FROM A DISTANCE EQUAL TO THE NARROWEST DIMENSION FOR ANY SIGN.
-PER § 24-6.1K, WALL SIGNS MAY NOT BE LOCATED ALONG FACADES NOT ORDINARILY ACCESSED BY THE PUBLIC.

ZONING NOTES

1. PER §22-6.2, WHERE A SITE IS LOCATED AT THE INTERSECTION OF TWO STREETS, NO DRIVEWAY ENTRANCE OR EXIT SHALL BE LOCATED WITHIN 50 FEET OF THE POINT WHERE THE CURB RETURN OF THE STREET INTERSECTION AND THE CURBLINE MEET. COMPLIES
2. PER §22-6.2, TWO WAY OPERATION, DRIVEWAYS USED FOR TWO WAY OPERATION WILL INTERSECT A PUBLIC OR PRIVATE STREET AT AN ANGLE TO AS NEAR 90° AS SITE CONDITIONS WILL PERMIT AND IN NO CASE WILL BE LESS THAN 60°. COMPLIES
3. PER §24-4.33, NO BUILDING OR GROUP OF ATTACHED BUILDINGS SHALL HAVE AN AGGREGATE FRONT OF BUILDING WALL IN EXCESS OF 75% OF THE ACTUAL LOT WIDTH IN THE ORP200 ZONE. MAX PERMITTED: 635.7', PROPOSED: 663.2'. VARIANCE
4. PER §24-3.4, SELF-SUPPORTING WALLS AND FENCES MAY PROJECT INTO ANY REQUIRED YARD, PROVIDED THAT ANY ACCESSORY RETAINING WALL OR FENCE IS NOT HIGHER THAN 6' FEET IN HEIGHT FROM THE FINISHED GRADE WHEN LOCATED BEHIND THE FRONT FACADE OF THE PRINCIPAL STRUCTURE. WALLS AND FENCES LOCATED WITHIN THE FRONT YARD ARE NOT TO EXCEED 4' IN HEIGHT FROM THE FINISHED GRADE AND SHALL NOT OBSTRUCT AUTOMOBILE VISION. VARIANCE. 4' HIGH FENCE AND 20' HIGH RETAINING WALL PROPOSED IN REAR YARD, 4' HIGH FENCE AND 30' HIGH RETAINING WALL PROPOSED IN FRONT YARD.
5. PER §24-3.4, RETAINING WALLS LOCATED IN A SIDE OR REAR YARD MUST BE SETBACK A MINIMUM OF 2' FROM A SIDE OR REAR LOT LINE WHEN THE WALL HEIGHT IS UP TO 3' IN EXPOSED HEIGHT FROM THE FINISHED GRADE. RETAINING WALLS WITH AN EXPOSED HEIGHT GREATER THAN 3' FROM THE FINISHED GRADE MUST BE SETBACK A MINIMUM OF 5' FROM A SIDE OR REAR LOT LINE. COMPLIES
6. PER §22-6.2, THE MAXIMUM GRADE FOR PARKING STALLS AND SERVICE AISLES SHALL NOT EXCEED 5% AND THE MINIMUM GRADE SHALL NOT BE LESS THAN ½%. COMPLIES
7. PER §22-6.2, THE MAXIMUM GRADE FOR BUILDING WALKWAYS SHALL NOT EXCEED 4% AND THE MINIMUM GRADE SHALL NOT BE LESS THAN ½%. COMPLIES
8. PER §22-6.2, THE MAXIMUM GRADE FOR COLLECTOR OR SERVICE WALKWAYS SHALL NOT EXCEED 8% AND THE MINIMUM GRADE SHALL NOT BE LESS THAN ½%. (N/A)
9. PER §22-6.2, THE MAXIMUM GRADE FOR SWALES WITHOUT RIP-RAP SHALL NOT EXCEED 5% AND THE MINIMUM GRADE SHALL NOT BE LESS THAN 1%. N/A
10. PER §22-6.2, THE MAXIMUM GRADE FOR PRINCIPLE CIRCULATION AISLES SHALL NOT EXCEED 8% AND THE MINIMUM GRADE SHALL NOT BE LESS THAN ½%. COMPLIES
11. PER §22-6.2, THE MAXIMUM GRADE FOR DRIVEWAY ENTRANCES AND EXITS SHALL NOT EXCEED 6% AND THE MINIMUM GRADE SHALL NOT BE LESS THAN ½%. COMPLIES
12. PER §22-6.3, OFF-STREET LOADING SPACES SHALL NOT BE LOCATED WITHIN ANY FIRE PREVENTION ZONE, WITHIN 25' OF ANY FIRE HYDRANT OR WITHIN 10' OF ANY STAIRWAY, DOORWAY, ELEVATOR OR OTHER GENERAL MEANS OF ENTRY TO AND FROM A BUILDING FOR THE GENERAL PUBLIC. COMPLIES
13. PER §22-6.2, FOR A TWO-WAY DRIVEWAY WITH COMMERCIAL AND INDUSTRIAL USE, THE CURB RETURN RADIUS MUST BE A MINIMUM OF 35' AND A MAXIMUM OF 45'. 30' EXISTING MACARTHUR BLVD DRIVEWAY, EXISTING NON-CONFORMITY; 45' PROPOSED ON MACARTHUR BLVD, COMPLIES; ±35' EXISTING RIDGE RD DRIVEWAY, EXISTING NON-CONFORMITY
14. PER §22-6.2, NO PART OF ANY DRIVEWAY SHALL BE LOCATED CLOSER THAN 20 FEET TO ANY OTHER DRIVEWAY ON AN ADJOINING PARCEL NOR SHALL MORE THAN ONE DRIVEWAY BE LOCATED CLOSER THAN 60 FEET TO ANOTHER DRIVEWAY ON THE SAME SITE. COMPLIES
15. PER §22-6.2, WHEEL STOPS, PERMANENTLY ANCHORED TO THE GROUND, MAY BE REQUIRED IN APPROPRIATE LOCATIONS. PARKED VEHICLES SHALL NOT OVERHANG OR EXTEND OVER SIDEWALK AREAS UNLESS AN ADDITIONAL SIDEWALK WIDTH OF 2.5' IS PROVIDED TO ACCOMMODATE SUCH OVERHANG. COMPLIES
16. PER §24-5.6, NO FENCE SHALL BE ERECTED HIGHER THAN 4' IN HEIGHT ABOVE THE FINISHED GRADE WHEN LOCATED WITHIN THE FRONT YARD. COMPLIES
17. PER §24-3.6, IN ANY NONRESIDENTIAL DISTRICT, NO ACCESSORY STRUCTURE OR USE SHALL BE LOCATED CLOSER TO ANY LOT LINE THAN FIVE (5') FEET. THE REQUIREMENTS SHALL NOT APPLY TO RETAINING AND DECORATIVE WALLS AND FENCES, PROVIDED SAME DO NOT EXCEED 4' IN HEIGHT. COMPLIES
18. PER §22-6.7, SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE, QUARRY TILE OR OTHER SIMILAR MATERIAL AND SHALL BE AT LEAST 5' IN WIDTH. COMPLIES
19. PER §22-6.7, SIDEWALKS BETWEEN PARKING AREAS AND PRINCIPAL STRUCTURES, ALONG AISLES AND DRIVEWAYS AND WHEREVER PEDESTRIAN TRAFFIC SHALL OCCUR SHALL BE RAISED SIX INCHES OR MORE ABOVE THE PARKING AREA, EXCEPT WHEN CROSSING STREETS OR DRIVEWAYS. SIDEWALKS, WHEN CONSTRUCTED ALONG THE BUILDING, SHALL BE LOCATED NOT LESS THAN THREE FEET FROM THE BUILDING. COMPLIES
20. PER §22-6.3, LOADING SPACE MAY OCCUPY ANY REQUIRED SIDE OR REAR YARD. WHEN ADJOINING A RESIDENTIAL USE, A 25' BUFFER ZONE, SUITABLY SCREENED OR LANDSCAPED SHALL BE PROVIDED. VARIANCE, LOADING SPACES PROPOSED IN FRONT YARD
21. PER §26-2.4, THE PRESENT GRADES OF ALL LAND WITHIN 200' OF BOUNDARIES OF THE SUBJECT LOT(S). COMPLIES: TOPOGRAPHY PROVIDED VIA USGS MAP ON COVER SHEET (SHEET C-101)
22. PER §26-2.4 PROPOSED SLOPES AND LATERAL SUPPORTS, WHICH SHALL NOT BE MORE THAN 1' VERTICAL TO 4' HORIZONTAL, TO ADJACENT PROPERTIES AND ON THE LOT UPON WHICH THE WORK IS TO BE DONE. WAIVER; PROPOSED SLOPE = 3H:1V

EXHIBIT
PREPARED BY: DD
DATED: 08/09/2021

BOHLER//
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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FOR EXHIBIT PURPOSES ONLY

PROJECT No.: J210516
DRAWN BY: ATNA
CHECKED BY: BC
DATE: 05/27/2021
CAD I.D.: J210516-MCRP-00

PROJECT:

PRELIMINARY & FINAL SITE PLAN

— FOR —

RUSSO ACQUISITIONS, LLC

PROPOSED INDUSTRIAL DEVELOPMENT

BLK: 135.01 | LOT: 65
1000 MACARTHUR BOULEVARD
TOWNSHIP OF MAHWAH
BERGEN COUNTY, NEW JERSEY
ORP 200 ZONE; TAX MAP SHEET #59

BOHLER//
30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 668-8300
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PENNSYLVANIA LICENSE No. 084704
NEW YORK LICENSE No. 100032

SHEET TITLE:
OVERALL SITE LAYOUT PLAN

SHEET NUMBER:
C-301

ORG. DATE - 05/27/2021