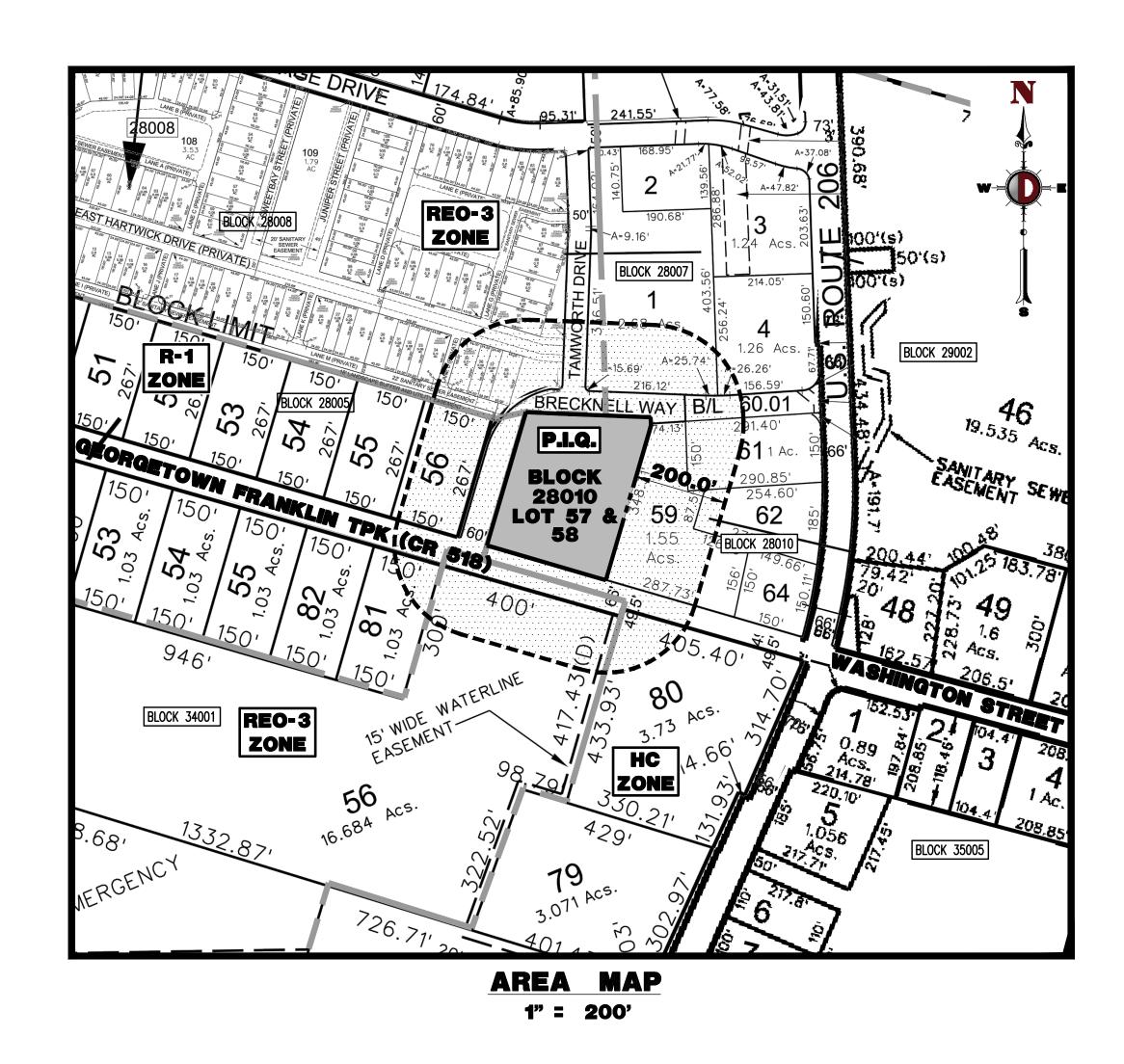
# USE VARIANCE PLAN

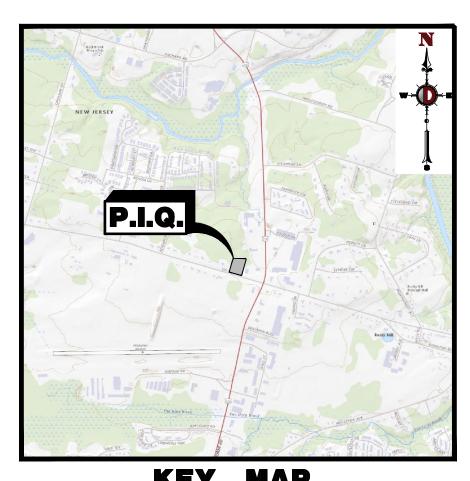
FOR

## THE MALVERN SCHOOL PROPERTIES, LP PROPOSED DAY SCHOOL AND MEDICAL OFFICE

BLOCK 28010, LOT 57 & 58; TAX MAP SHEET #55 - LATEST REV. DATED 2020-2021 982 GEORGETOWN-FRANKLIN TURNPIKE TOWNSHIP OF MONTGOMERY SOMERSET COUNTY, NEW JERSEY

PROPERTY OWNER	BLOCK	<u>LOT</u>	ALSO TO BE NOTIFIED:
MALLELA, PURUSHOTHAM R & H A 63 HARTWICK DRIVE SKILLMAN, NJ 08558	28003	56	TOWNSHIP OF MONTGOMERY CLERK'S OFFICE 100 COMMUNITY DR SKILLMAN, NJ 08558
VILLAGE WALK 1330, LLOC 219 NASSAU STREET PRINCETON, NJ 08542	28007	1	SOMERSET COUNTY PLANNING BOARD PO BOX 3000 SOMERVILLE, NJ 08876
VILLAGE SHOPPES AT MONTGOMERY 219 NASSAU STREET PRINCETON, NJ 08542	′ LLC 28007	4	NJ DEPARTMENT OF TRANSPORTATION 1035 PARKWAY AVE, CN600 TRENTON, NJ 08625
SHARBELL PLAINSBORO INC 1 WASHINGTON BLVD ROBBINSVILLE, NJ 08691	28008	35	COMCAST CABLE 100 RANDOLPH ROAD SOMERSET, NJ 08873
SHARBELL PLAINSBORO INC 1 WASHINGTON BLVD ROBBINSVILLE, NJ 08691	28008	36	NEW JERSEY AMERICAN WATER ATTN: DONNA SHORT, GIS SUPERVISOR 1025 LAURAL OAK RD
SHARBELL PLAINSBORO INC 1 WASHINGTON BLVD ROBBINSVILLE, NJ 08691	28008	37	VOORHEES, NJ 08043  CENTURY LINK ATTN: BOB O'CONNER
SHARBELL PLAINSBORO INC 1 WASHINGTON BLVD ROBBINSVILLE, NJ 08691	28008	38	256 PAUL ST BELVIDERE, NJ 07823
SHARBELL PLAINSBORO INC 1 WASHINGTON BLVD ROBBINSVILLE, NJ 08691	28008	91	PUBLIC SERVICE ELECTRIC & GAS MANAGER-CORPORATE-PROPERTIES 80 PARK PLAZA- T6B NEWARK, NJ 07102
SHARBELL PLAINSBORO INC 1 WASHINGTON BLVD ROBBINSVILLE, NJ 08691	28008	108	DEPARTMENT OF PUBLIC WORKS TOWNSHIP OF MONTGOMERY 100 COMMUNITY DRIVE
SHARBELL PLAINSBORO INC 1 WASHINGTON BLVD ROBBINSVILLE, NJ 08691	28008	110	SKILLMAN, NJ 08558 ATTN: ARTUR VILLANO, SUPERINTENDANT
K.T CORPORATION 7 HOUSTEN COURT MARTINSVILLE, NJ 08836 TOWNSHIP OF MONTGOMERY	28010	59	
100 COMMUNITY DRIVE SKILLMAN, NJ 08558	28010	60.01	
AMERICAN REALTY ASSOC 0/0 PRO 1600 HIGHWAY 34			
NEPTUNE, NJ 07753	28010	61	
AMERICAN REALTY ASSOC 0/0 PRC 1600 HIGHWAY 34 NEPTUNE, NJ 07753	28010	62	
PRINCETON PROMENADE, LLC 1115 HOWELL MILL RD NW ATLANTA, GA 30318	34001	56	
PRINCETON PROMENADE, LLC 1115 HOWELL MILL RD NW ATLANTA, GA 30318	34001	80	
PRINCETON PROMENADE, LLC 1115 HOWELL MILL RD NW ATLANTA, GA 30318	34001	81	





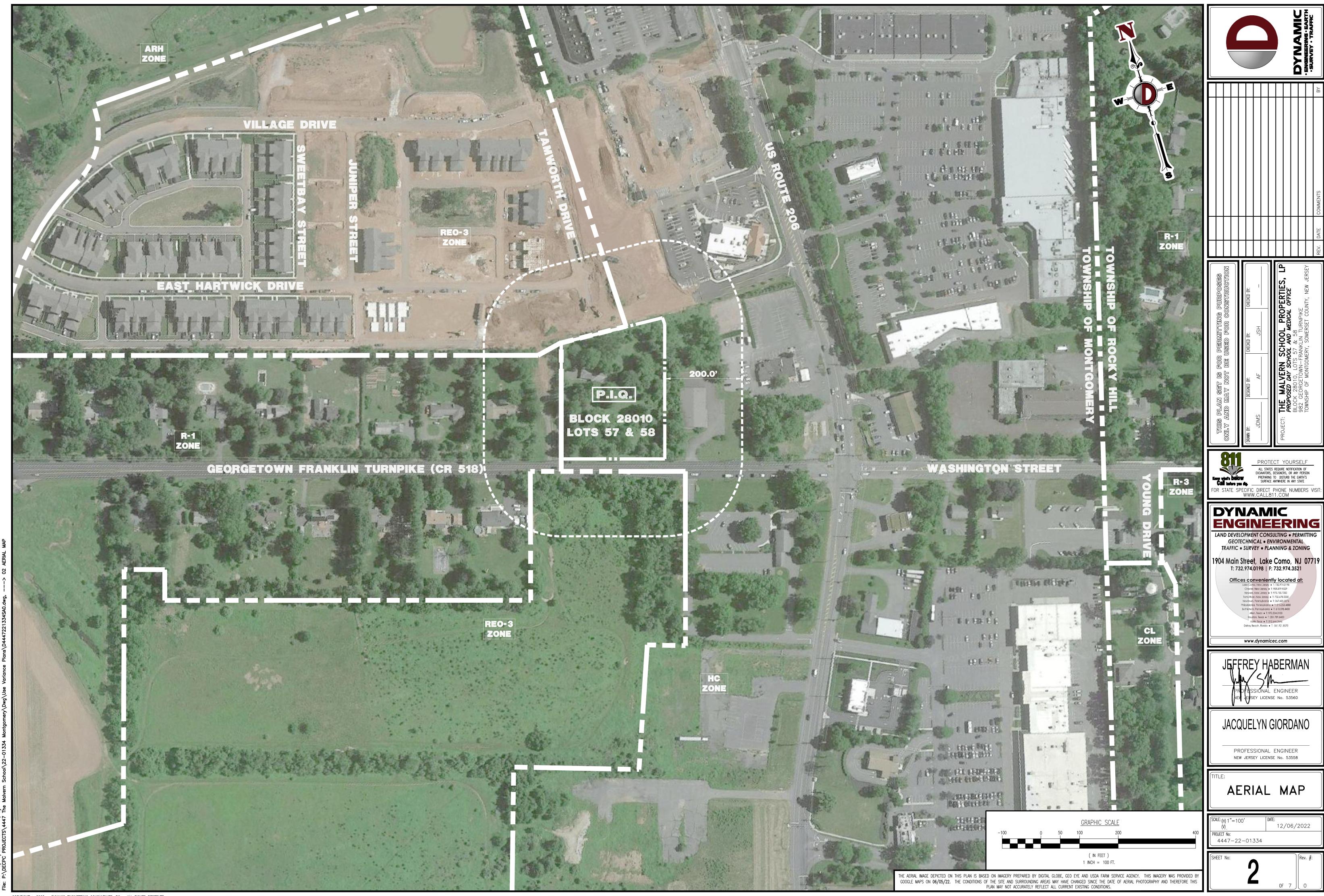
KEY MAP 1" = 2000'

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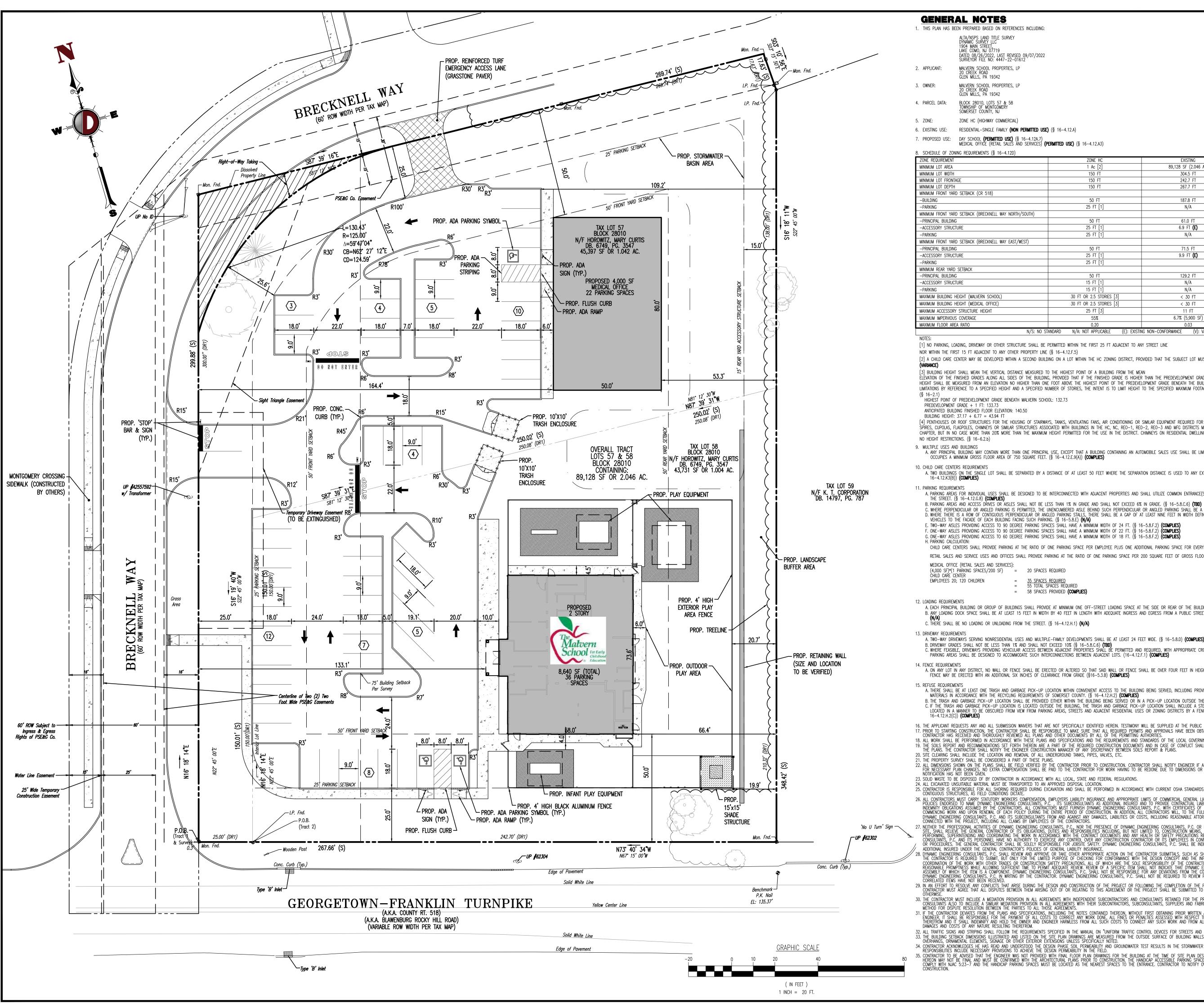
AD				RD PPR	
APPROVED AT THE					
CHAIRPERSON					DATE
SECRETARY					DATE
BOARD ENGINEER					DATE

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	JEFFREY HABERMAN  PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 53560
	JACQUELYN GIORDANO
TY, NEW JERSEY	PROFESSIONAL ENGINEER  NEW JERSEY LICENSE No. 53558
<u> </u>	TITLE:
<u> </u>	COVER SHEET
	SCALE: (H) AS (V) SHOWN 12/06/2022  PROJECT No: 4447-22-01334

PREPARED BY DYNAMIC ENGINEERING CONSULTANTS, P.C. 1904 MAIN STREET LAKE COMO, NJ 07719 WWW.DYNAMICEC.COM



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**GENERAL NOTES** 

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

1904 MAIN STREET, LAKE COMO, NJ 07719 DATED 08/26/2022, LAST REVISED 09/07/2022 SURVEYOR FILE NO: 4447-22-01612

MALVERN SCHOOL PROPERTIES, LP GLEN MILLS, PA 19342 MALVERN SCHOOL PROPERTIES, LP

GLEN MILLS, PA 19342

ZONE HC (HIGHWAY COMMERCIAL)

6. EXISTING USE: RESIDENTIAL—SINGLE FAMILY (NON PERMITTED USE) (§ 16-4.12.A)

7. PROPOSED USE: DAY SCHOOL **(PERMITTED USE)** (§ 16-4.12A.7)
MEDICAL OFFICE (RETAIL SALES AND SERVICES) **(PERMITTED USE)** (§ 16-4.12.A3)

ZONE REQUIREMENT	ZONE HC	EXISTING	PROPOSED
MINIMUM LOT AREA	1 Ac [2]	89,128 SF (2.046 Ac)	89,128 SF (2.046 Ac)
MINIMUM LOT WIDTH	150 FT	304.5 FT	304.5 FT
MINIMUM LOT FRONTAGE	150 FT	242.7 FT	242.7 FT
MINIMUM LOT DEPTH	150 FT	267.7 FT	267.7 FT
MINIMUM FRONT YARD SETBACK (CR 518)			
-BUILDING	50 FT	187.8 FT	50.0 FT
-PARKING	25 FT [1]	N/A	25.0 FT
MINIMUM FRONT YARD SETBACK (BRECKNELL WAY NORTH/SOUTH)			
-PRINCIPAL BUILDING	50 FT	61.0 FT	133.1 FT
-ACCESSORY STRUCTURE	25 FT [1]	6.9 FT <b>(E)</b>	N/A
-PARKING	25 FT [1]	N/A	25.0 FT
MINIMUM FRONT YARD SETBACK (BRECKNELL WAY EAST/WEST)			
-PRINCIPAL BUILDING	50 FT	71.5 FT	50.0 FT
-ACCESSORY STRUCTURE	25 FT [1]	9.9 FT <b>(E)</b>	N/A
-PARKING	25 FT [1]		25.0 FT
MINIMUM REAR YARD SETBACK			
-PRINCIPAL BUILDING	50 FT	129.2 FT	53.3 FT
-ACCESSORY STRUCTURE	15 FT [1]	N/A	19.9 FT
-PARKING	15 FT [1]	N/A	109.2 FT
MAXIMUM BUILDING HEIGHT (MALVERN SCHOOL)	30 FT OR 2.5 STORIES [3]	< 30 FT	37.17 FT <b>(V)</b> [3] [4]
MAXIMUM BUILDING HEIGHT (MEDICAL OFFICE)	30 FT OR 2.5 STORIES [3]	< 30 FT	< 30 FT
MAXIMUM ACCESSORY STRUCTURE HEIGHT	25 FT [3]	11 FT	< 25 FT
MAXIMUM IMPERVIOUS COVERAGE	55%	6.7% (5,900 SF)	49.3% (43,976 SF)
MAXIMUM FLOOR AREA RATIO	0.20	0.03	0.14

[1] NO PARKING, LOADING, DRIVEWAY OR OTHER STRUCTURE SHALL BE PERMITTED WITHIN THE FIRST 25 FT ADJACENT TO ANY STREET LINE

NOR WITHIN THE FIRST 15 FT ADJACENT TO ANY OTHER PROPERTY LINE (§ 16-4.12.F.5)

[2] A CHILD CARE CENTER MAY BE DEVELOPED WITHIN A SECOND BUILDING ON A LOT WITHIN THE HC ZONING DISTRICT, PROVIDED THAT THE SUBJECT LOT MUST BE AT LEAST THREE ACRES IN AREA. (§ 16-4.12.K1)

[3] BUILDING HEIGHT SHALL MEAN THE VERTICAL DISTANCE MEASURED TO THE HIGHEST POINT OF A BUILDING FROM THE MEAN ELEVATION OF THE FINISHED GRADES ALONG ALL SIDES OF THE BUILDING, PROVIDED THAT IF THE FINISHED GRADE IS HIGHER THAN THE PREDEVELOPMENT GRADE AT ANY POINT BENEATH THE BUILDING, THEN THE BUILDING HEIGHT SHALL BE MEASURED FROM AN ELEVATION NO HIGHER THAN ONE FOOT ABOVE THE HIGHEST POINT OF THE PREDEVELOPMENT GRADE BENEATH THE BUILDING. IN ALL CASES WHERE THIS CHAPTER PROVIDES FOR HEIGHT LIMITATIONS BY REFERENCE TO A SPECIFIED HEIGHT AND A SPECIFIED NUMBER OF STORIES, THE INTENT IS TO LIMIT HEIGHT TO THE SPECIFIED MAXIMUM FOOTAGE AND THE SPECIFIED NUMBER OF STORIES WITHIN SAID FOOTAGE.

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

HIGHEST POINT OF PREDEVELOPMENT GRADE BENEATH MALVERN SCHOOL: 132.73

ANTICIPATED BUILDING FINISHED FLOOR ELEVATION: 140.50

[4] PENTHOUSES OR ROOF STRUCTURES FOR THE HOUSING OF STAIRWAYS, TANKS, VENTILATING FANS, AIR CONDITIONING OR SIMILAR EQUIPMENT REQUIRED FOR THE OPERATION AND MAINTENANCE OF THE BUILDING, SKYLIGHTS, SPIRES, CUPOLAS, FLAGPOLES, CHIMNEYS OR SIMILAR STRUCTURES ASSOCIATED WITH BUILDINGS IN THE HC, NC, REO-1, REO-2, REO-3 AND MFG DISTRICTS MAY BE ERECTED ABOVE THE HEIGHT LIMITS PRESCRIBED BY THIS CHAPTER, BUT IN NO CASE MORE THAN 20% MORE THAN THE MAXIMUM HEIGHT PERMITTED FOR THE USE IN THE DISTRICT. CHIMNEYS ON RESIDENTIAL DWELLINGS AND SILOS AND BARNS ASSOCIATED WITH FARMING SHALL HAVE NO HEIGHT RESTRICTIONS. (§ 16-6.2.b)

A. ANY PRINCIPAL BUILDING MAY CONTAIN MORE THAN ONE PRINCIPAL USE, EXCEPT THAT A BUILDING CONTAINING AN AUTOMOBILE SALES USE SHALL BE LIMITED TO THAT PRINCIPAL USE ONLY, AND PROVIDED THAT EACH USE OCCUPIES A MINIMUM GROSS FLOOR AREA OF 750 SQUARE FEET. (§ 16-4.12.E.9(A)) (COMPLIES)

10. CHILD CARE CENTERS REQUIREMENTS A. TWO BUILDINGS ON THE SINGLE LOT SHALL BE SEPARATED BY A DISTANCE OF AT LEAST 50 FEET WHERE THE SEPARATION DISTANCE IS USED TO ANY EXTENT FOR PARKING AND/OR VEHICULAR CIRCULATION. (§ 16-4.12.K3(B)) (COMPLIES)

A. PARKING AREAS FOR INDIVIDUAL USES SHALL BE DESIGNED TO BE INTERCONNECTED WITH ADJACENT PROPERTIES AND SHALL UTILIZE COMMON ENTRANCE(S) AND EXIT(S), WHERE FEASIBLE, TO MINIMIZE ACCESS POINTS TO

C. Where perpendicular or angled parking is permitted, the unencumbered aisle behind such perpendicular or angled parking shall be a minimum of 28 feet. (§ 16-5.8.E) (COMPLIES) D. WHERE THERE IS A ROW OF CONTIGUOUS PERPENDICULAR OR ANGLED PARKING STALLS, THERE SHALL BE A GAP OF AT LEAST NINE FEET IN WIDTH DEFINED BY MOUNTABLE CURBING TO ALLOW ACCESS BY EMERGENCY VEHICLES TO THE FACADE OF EACH BUILDING FACING SUCH PARKING. (§ 16-5.8.E) (N/A)

T. TWO-WAY AISLES PROVIDING ACCESS TO 90 DEGREE PARKING SPACES SHALL HAVE A MINIMUM WIDTH OF 24 FT. (§ 16-5.8.F.2) (COMPLIES) F. ONE-WAY AISLES PROVIDING ACCESS TO 90 DEGREE PARKING SPACES SHALL HAVE A MINIMUM WIDTH OF 22 FT. (§ 16-5.8.F.2) (COMPLIES)

G. ONE-WAY AISLES PROVIDING ACCESS TO 60 DEGREE PARKING SPACES SHALL HAVE A MINIMUM WIDTH OF 18 FT. (§ 16-5.8.F.2) (COMPLIES)

CHILD CARE CENTERS SHALL PROVIDE PARKING AT THE RATIO OF ONE PARKING SPACE PER EMPLOYEE PLUS ONE ADDITIONAL PARKING SPACE FOR EVERY EIGHT CHILDREN. (§ 16-4.12.G.5) RETAIL SALES AND SERVICE USES AND OFFICES SHALL PROVIDE PARKING AT THE RATIO OF ONE PARKING SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA OR PART THEREOF. (§ 16-4.12.G.1)

MEDICAL OFFICE (RETAIL SALES AND SERVICES): (4,000 SF)\*(1 PARKING SPACES/200 SF) = 20 SPACES REQUIRED CHILD CARE CENTER

35 SPACES REQUIRED 55 TOTAL SPACES REQUIRED EMPLOYEES 20; 120 CHILDREN

= 58 SPACES PROVIDED **(COMPLIES)** 

A. EACH PRINCIPAL BUILDING OR GROUP OF BUILDINGS SHALL PROVIDE AT MINIMUM ONE OFF-STREET LOADING SPACE AT THE SIDE OR REAR OF THE BUILDING OR WITHIN THE BUILDING. (§ 16-4.12.H.1) (VARIANCE) B. ANY LOADING DOCK SPACE SHALL BE AT LEAST 15 FEET IN WIDTH BY 40 FEET IN LENGTH WITH ADEQUATE INGRESS AND EGRESS FROM A PUBLIC STREET AND WITH ADEQUATE SPACE FOR MANEUVERING. (§ 16-4.12.H.1) C. THERE SHALL BE NO LOADING OR UNLOADING FROM THE STREET. (§ 16-4.12.H.1) (N/A)

A. TWO-WAY DRIVEWAYS SERVING NONRESIDENTIAL USES AND MULTIPLE-FAMILY DEVELOPMENTS SHALL BE AT LEAST 24 FEET WIDE. (§ 16-5.8.D) (COMPLIES)

B. DRIVEWAY GRADES SHALL NOT BE LESS THAN 1% AND SHALL NOT EXCEED 10% (§ 16-5.8.C.6) (TBD)
C. Where Feasible, driveways providing vehicular access between adjacent properties shall be permitted and required, with appropriate cross easements, and the on-site circulation systems and parking areas shall be designed to accommodate such interconnections between adjacent lots. (16-4.12.F.1) (COMPLIES)

A. ON ANY LOT IN ANY DISTRICT, NO WALL OR FENCE SHALL BE ERECTED OR ALTERED SO THAT SAID WALL OR FENCE SHALL BE OVER FOUR FEET IN HEIGHT IN SIDE, REAR AND FRONT YARD AREAS, PROVIDED THAT SAID FENCE MAY BE ERECTED WITH AN ADDITIONAL SIX INCHES OF CLEARANCE FROM GRADE (§16–5.3.B) (COMPLIES)

A. THERE SHALL BE AT LEAST ONE TRASH AND GARBAGE PICK-UP LOCATION WITHIN CONVENIENT ACCESS TO THE BUILDING BEING SERVED, INCLUDING PROVISIONS FOR THE SEPARATION AND COLLECTION OF RECYCLABLE MATERIALS IN ACCORDANCE WITH THE RECYCLING REQUIREMENTS OF SOMERSET COUNTY. (§ 16-4.12.H.2) (COMPLIES)

B. THE TRASH AND GARBAGE PICK-UP LOCATION SHALL BE PROVIDED EITHER WITHIN THE BUILDING BEING SERVED OR IN A PICK-UP LOCATION OUTSIDE THE BUILDING. (§ 16-4.12.H.2(A)) (COMPLIES)
C. IF THE TRASH AND GARBAGE PICK-UP LOCATION IS LOCATED OUTSIDE THE BUILDING, THE TRASH AND GARBAGE PICK-UP LOCATION SHALL INCLUDE A STEEL-LIKE, TOTALLY ENCLOSED TRASH AND GARBAGE CONTAINER LOCATED IN A MANNER TO BE OBSCURED FROM VIEW FROM PARKING AREAS, STREETS AND ADJACENT RESIDENTIAL USES OR ZONING DISTRICTS BY A FENCE, WALL, PLANTING OR COMBINATION OF ALL THREE. (§ 16-4.12.H.2(C)) (COMPLIES)

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. 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. 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.

2. 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

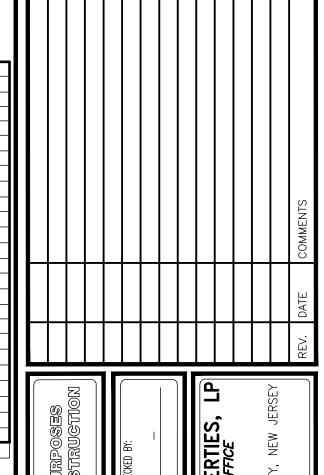
CONNECTION WITH THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, 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 ESPONSIBILE FOR JOBBITE 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.

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

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 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 NUAC 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.





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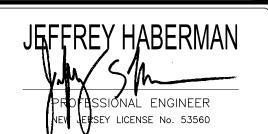
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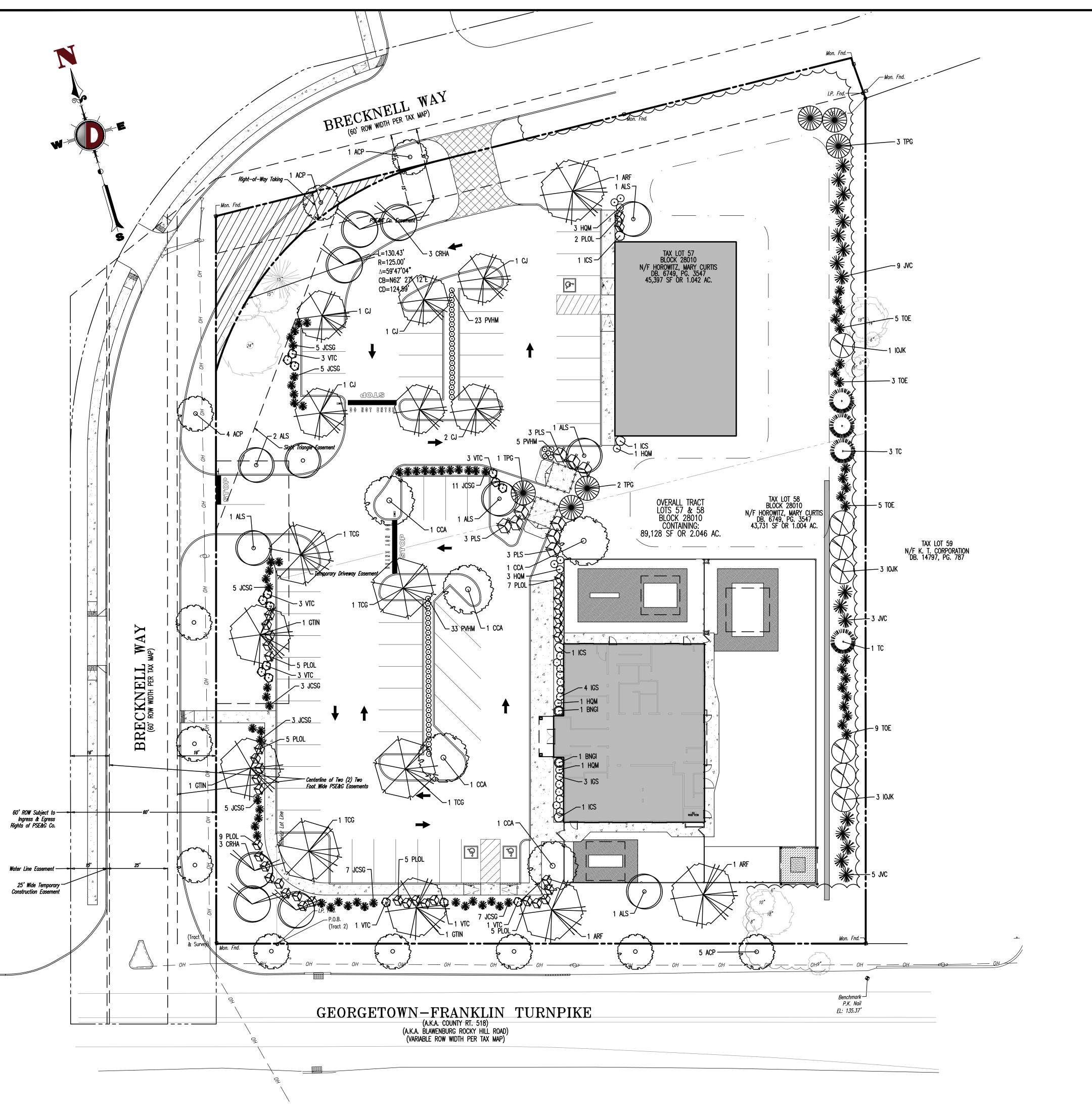


JACQUELYN GIORDANC

PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 53558

**USE VARIANCE** PLAN

<sup>SCALE:</sup> (H) 1"=20' 12/06/2022 4447-22-01334

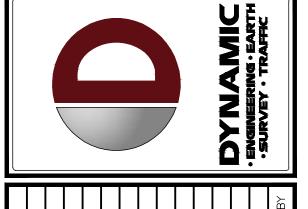


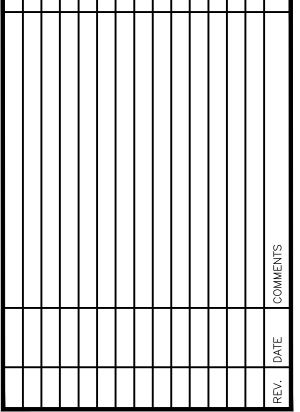
#### THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

#### LANDSCAPE SCHEDULE

<u>KEY</u>	QTY	BOTANICAL NAME	<u>COMMON_NAME</u>	SIZE	<u>REMARKS</u>
SHADE T	REE(S)				
ARF	3	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 1/2-3" CAL.	B+B
CCA	5	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2 1/2-3" CAL.	B+B
CJ	6	CERCIDIPHYLLUM JAPONICUM	JAPANESE KATSURA TREE	2 1/2-3" CAL.	B+B
GTIN	3	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'	SUNBURST THORNLESS HONEYLOCUST	$2 \frac{1}{2} - 3$ CAL.	B+B
TCG	4	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2 1/2-3" CAL.	B+B
	21				
ORNAMEN	NTAL TREE(S)				
ACP	11	ACER CAMPESTRE	HEDGE MAPLE	8-10'	B+B
ALS	7	AMELANCHIER LAEVIS 'SPRING FLURRY'	SPRING FLURRY SERVICEBERRY	8-10'	B+B
CRHA	6	CORNUS RUTBAN 'A'	AURORA DOGWOOD HYBRID	8-10'	B+B
	<del>24</del>				
EVERGRE	EN TREE(S)				
IOJK	7	ILEX OPACA 'JERSEY KNIGHT'	JERSEY KNIGHT AMERICAN HOLLY	6-7'	B+B
JVC	17	JUNIPERUS VIRGINIANA 'CORCORCOR'	EMERALD SENTINEL RED CEDAR	6-8'	B+B
TC	5	TSUGA CANADENSIS	CANADIAN HEMLOCK	6-7'	B+B
TOE	22	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	6-8'	B+B
TPG	6	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	7–8'	B+B
	<del>57</del>				
EVERGRE	EN SHRUB(S)				
BNGI	2	BUXUS 'NEW GEN INDEPENDENCE'	NEW GEN INDEPENDENCE BOXWOOD	24-30"	#3 CAN
ICS	4	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	30-36"	#5 CAN
IGS	7	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	#3 CAN
JCSG	51	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24-30" SPRD.	#3 CAN
PLOL	38	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRYLAUREL	24-30"	#3 CAN
PLS	9	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SKIP CHERRYLAUREL	30-36 <b>"</b>	"B+B
	111				
DECIDUO	US SHRUB(S)				
HQM	10	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	24-30"	#3 CAN
SDPD	6	SPIREA X 'NCSX2'	DOUBLE PLAY DOOZIE SPIREA	2-3'	#3 CAN
VTC	15	VIBURNUM TRILOBUM 'COMPACTUM'		24-30"	#3 CAN
	31				II: " ·
ORNAMEN	NTAL GRASS(ES)				
PVHM	61	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	2 GAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.





	) =G 10M 7K		UNLY AND WATY NOTES USED FOR GONSTRUGUM
DRAWN BY: ETK	DESIGNED BY: AF	CHECKED BY: JSH	СНЕСКЕВ ВҮ:
PROJECT: THE PROPCE BLOCK 982 G TOWNSH	MALVERN S SSED DAY SCHO ( 28010, LOTS SEORGETOWN-FR.	PROJECT: THE MALVERN SCHOOL PROPERTIES, LP  PROPOSED DAY SCHOOL AND MEDICAL OFFICE  BLOCK 28010, LOTS 57 & 58  982 GEORGETOWN—FRANKLIN TURNPIKE  TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY	PERTIES, LP  OFFICE  JUNTY, NEW JERSEY



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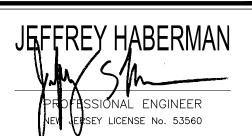
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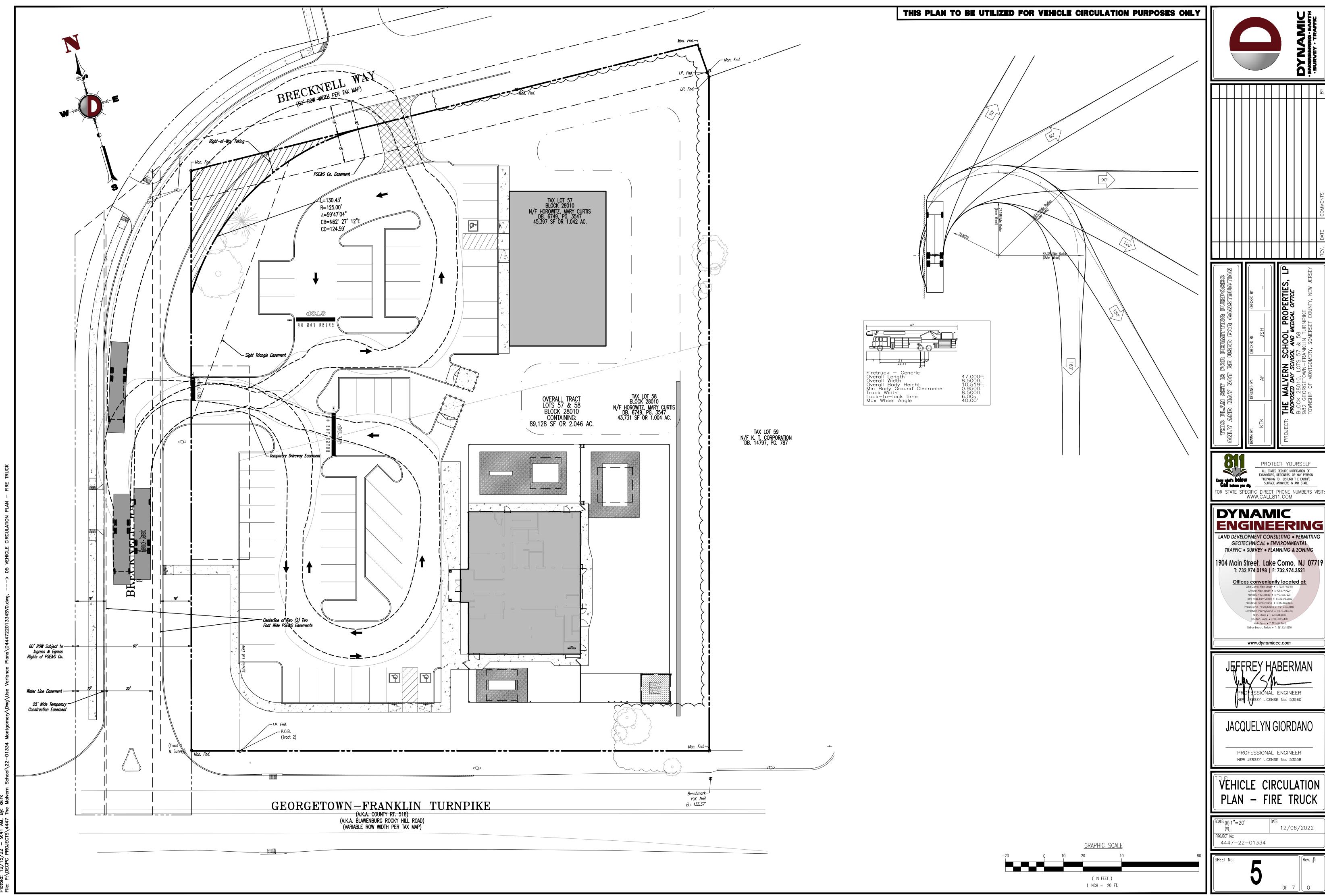
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LANDSCAPE PLAN

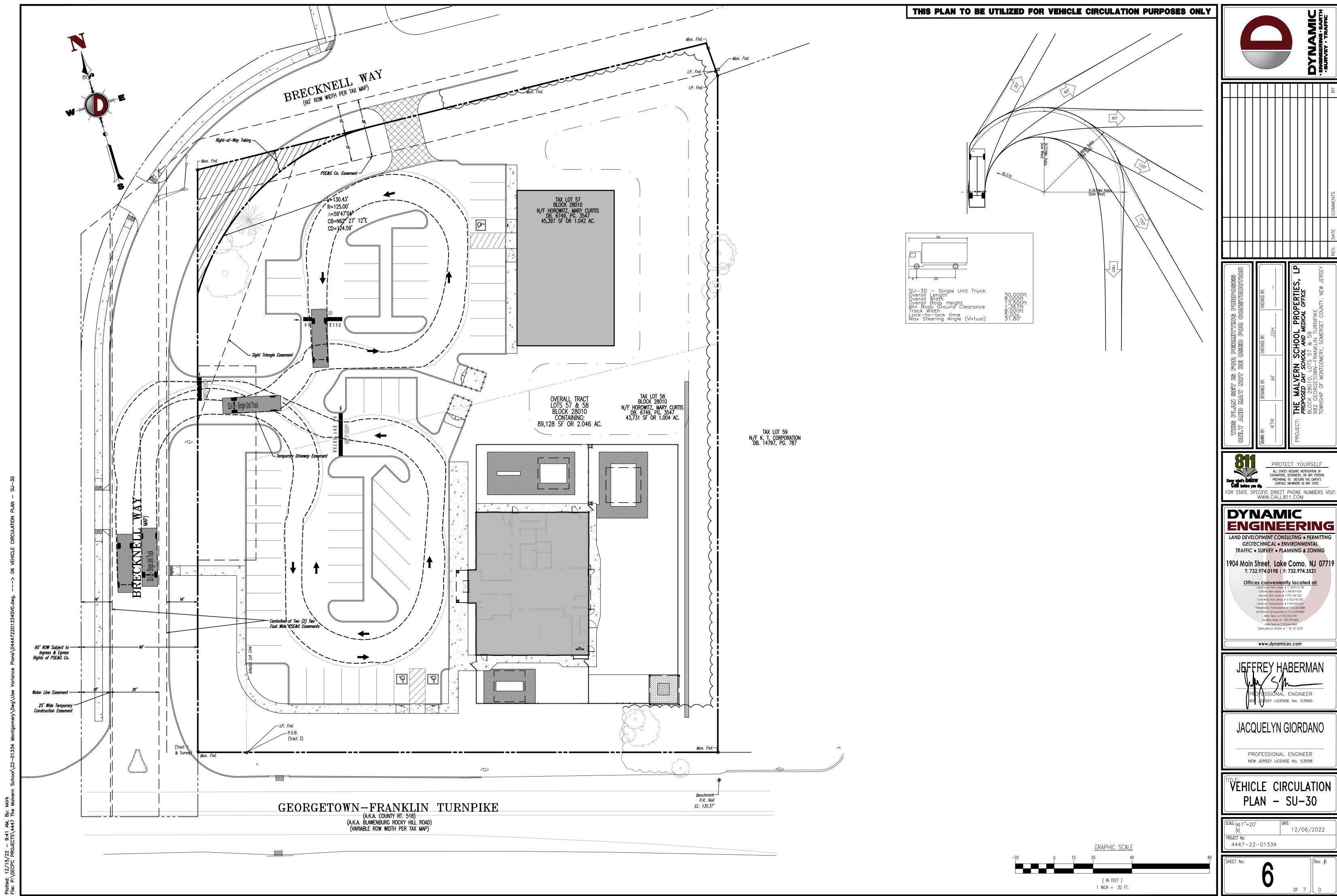
SCALE: (H) 1"=20" | DATE: | 12/06/2022 | PROJECT No: | 4447-22-01334

SHEET No:

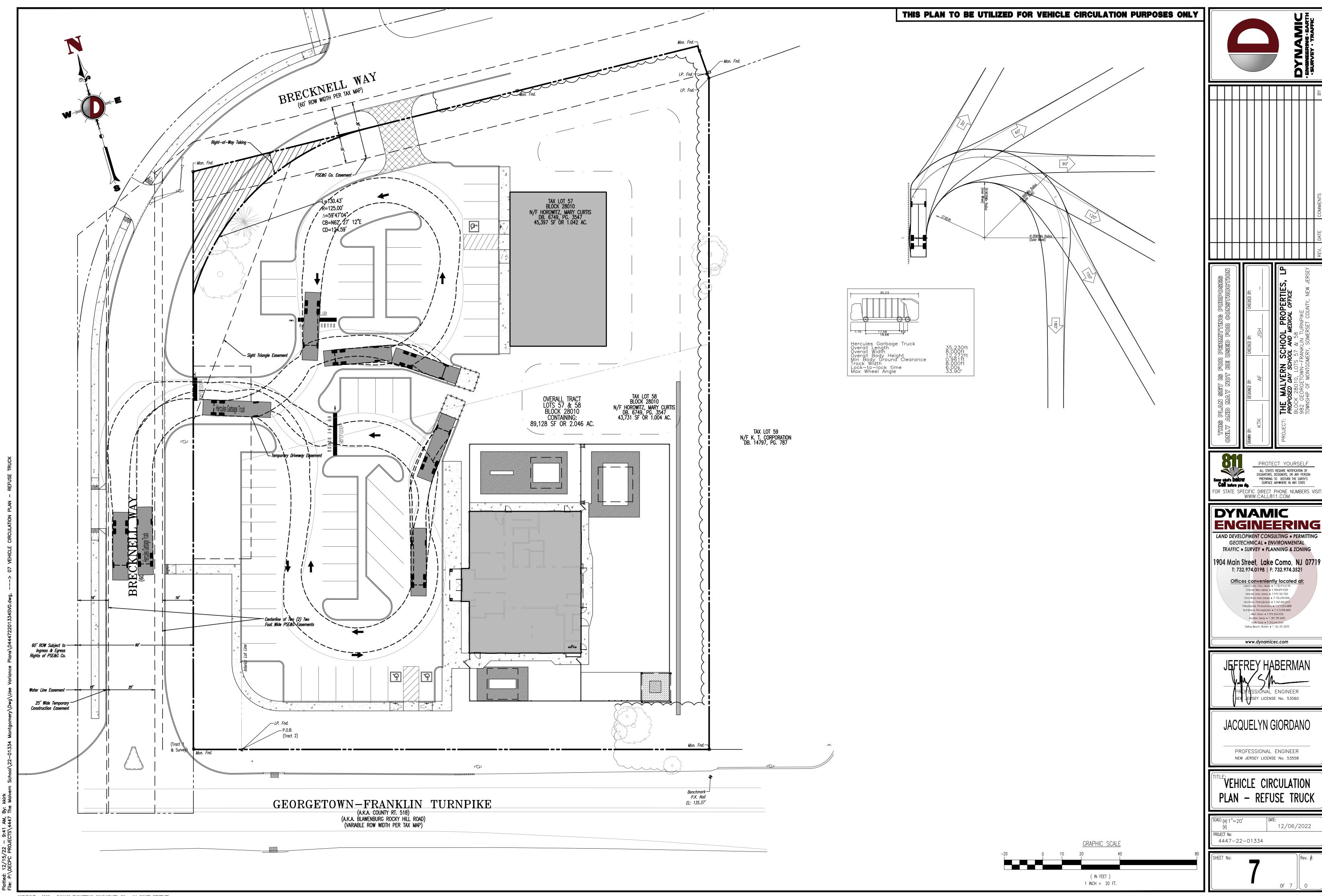
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