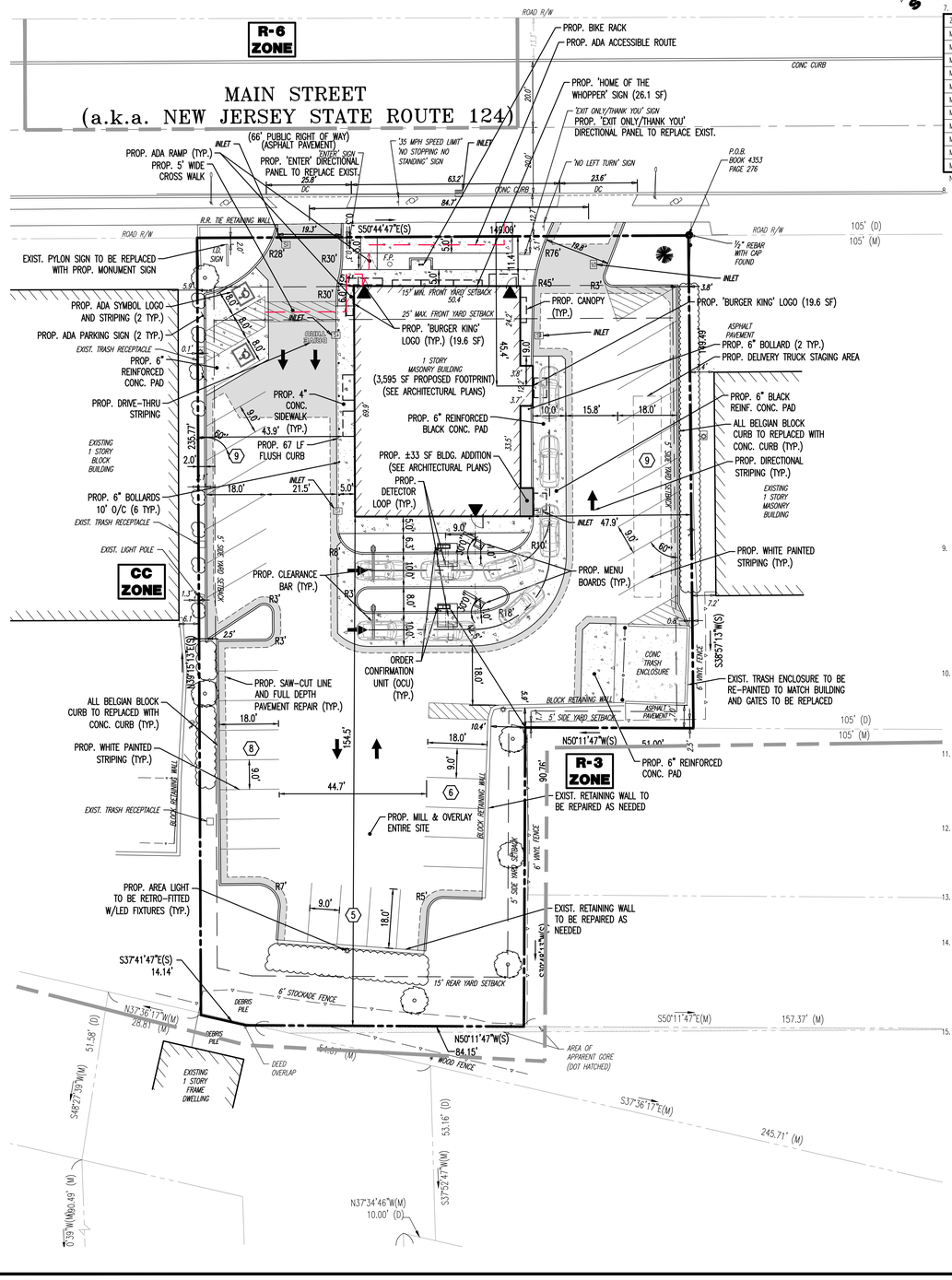

GENERAL NOTES

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

AS-BUILT PLAN U.S. SURVEYOR 4929 RIVERWIND POINTE DRIVE EVANSVILLE, INDIANA 47715 SURVEYOR FILE NO: SS53255	"FLOOR PLAN & MISC. DETAILS" LAUER-MANGUSO & ASSOCIATES ARCHITECTS 4080 RIDGE LEA ROAD BUFFALO, N.Y. 14228 PROJECT #: 19045 DATE: 03/04/20205 LAST REVISED: 03/24/20	"BURGER KING MADISON, NJ #23-55534-10" FEDERAL HEALTH VISUAL COMMUNICATIONS 4602 NORTH AVENUE OCEANSIDE, CA. 92056 JOB NO. 23-55534-10 DATE: JUNE 8, 2020

2. APPLICANT: CARROLS, LLC
968 JAMES STREET
SYRACUSE, NY 13203

3. OWNER: ROSE CITY PROPERTIES, LLC
429 MARKET STREET
SADDLE BROOK, NJ 07663

4. PARCEL DATA: ZONING BOARD OF ADJUSTMENTS APPLICATION NUMBER: Z 20-009
BLOCK 5101, LOT 33
317 MAIN STREET (NJSH 124)
BOROUGH OF MADISON
MORRIS COUNTY, NJ 07940

5. ZONE: CC ZONE (COMMUNITY COMMERCIAL ZONE)

6. USE: DRIVE-THROUGH RESTAURANT **(CONDITIONAL USE) (V)** (SEE BELOW) (§ 195-32.5(D))

7. SCHEDULE OF ZONING REQUIREMENTS (SCHEDULE 1)

ZONE REQUIREMENT	CC ZONE	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF (0.46 Ac)	24,691 SF (0.57 Ac)	24,691 SF (0.57 Ac)
MINIMUM LOT WIDTH	50'	±149'	NO CHANGE
MINIMUM LOT DEPTH	150'	±150.6	NO CHANGE
MIN./MAX. PRINCIPAL BUILDING FRONT YARD SETBACK	15' / 25'	11.0' **(E)**	11.4' **(V)**
MIN. SIDE YARD SETBACK	5'	42.1'	43.9'
MIN. REAR YARD SETBACK	15'	150.5'	154.5'
MIN. PARKING SETBACK (FROM SIDE AND REAR YARDS)	5'	2.1' **(E)**	2.0' **(V)**
MAXIMUM BUILDING HEIGHT	2.5 STY / 35'	±16'-5"	18'-2"
MAXIMUM IMPERVIOUS LOT COVERAGE	70%	70.4% (17,386 SF) **(E)**	71.8% (17,717 SF) **(V)**
MAXIMUM FLOOR AREA RATIO	0.25	0.15	NO CHANGE
MINIMUM GROSS FLOOR AREA	5,000 SF	3,601 SF **(E)**	3,595 SF **(V)**

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

8. CONDITIONAL USE REQUIREMENTS WITH DRIVE-THROUGHS (§ 195-33)
   A. SUCH USE SHALL BE LOCATED ON LOTS WITH STREET FRONTAGE OF AT LEAST 100 FEET. **(COMPLIES)**
   B. THE MINIMUM LOT AREA SHALL BE 20,000 SQUARE FEET. **(COMPLIES)**
   C. NO TRANSACTION WINDOW OR SPEAKER SYSTEM SHALL BE LOCATED CLOSER THAN 60 FEET TO ANY PROPERTY LINE OR ANY RESIDENTIAL ZONE LINE. 54' EXISTING **(E)**; 42.2' PROPOSED **(V)**
   D. SUCH USE SHALL COMPLY WITH THE STANDARDS OF CHAPTER 217, NOISE, OF THE BOROUGH CODE. MAXIMUM SOUND LEVEL TO NOT EXCEED 65 DB. **(COMPLIES)**
   E. ANY TRANSACTION WINDOW SHALL BE SET BACK A MINIMUM OF 40 FEET FROM ANY PROPERTY LINE. **(COMPLIES)**
   F. NO DRIVE-THROUGH WINDOW SHALL FACE ANY PUBLIC RIGHT-OF-WAY. NOR SHALL ANY DRIVE-THROUGH WINDOW BE LOCATED WITHIN 50 FEET OF THE STREET RIGHT-OF-WAY LINE FROM WHICH VEHICLES USING THE DRIVE-THROUGH WINDOW WILL ENTER OR EXIT. CC 4.4' EXISTING **(E)**
   G. THERE SHALL BE NO MORE THAN TWO (2) ONE-WAY ACCESS DRIVEWAYS SERVING THE SITE. THE MINIMUM DISTANCE BETWEEN THE CENTER LINES OF SUCH DRIVEWAYS SHALL BE 125 FEET. DRIVEWAYS SHALL BE ONE-WAY. 84.7' EXISTING **(E)**
   H. INTERNAL CIRCULATION SHALL BE SUCH THAT STACKED VEHICLES FOR THE DRIVE-THROUGH WINDOW(S) SHALL NOT INTERFERE WITH GENERAL VEHICULAR CIRCULATION AND PARKING OR PEDESTRIAN CIRCULATION ON THE SITE. DRIVE-THROUGH WINDOW STACKING LANES SHALL NOT BE LOCATED IN PARKING AISLES, NOR SHALL THEY, IN ANY MANNER, INTERFERE WITH VEHICLES ENTERING OR EXITING THE SITE OR PEDESTRIAN CIRCULATION. **(COMPLIES)**
   I. THE PERIMETER OF THE SITE SHALL BE FENCED AND/OR LANDSCAPED IN A MANNER THAT WILL PREVENT LITTER FROM BEING BLOWN ACROSS PROPERTY LINES AND TO EFFECTIVELY SCREEN ADJACENT NONCOMMERCIAL PROPERTIES. ON A YEAR-ROUND BASIS. SUCH SCREENING SHALL CONSIST OF BOTH A BOARD-ON-BOARD FENCE AND DENSE LANDSCAPING ALONG ANY ADJOINING NONCOMMERCIAL PROPERTY LINES. **(COMPLIES)**
   J. TRASH RECEPTACLES OF AN ATTRACTIVE DESIGN, CONSISTENT WITH BOROUGH STANDARDS AND WITHOUT ANY ADVERTISING OR BRANDING, SHALL BE MAINTAINED AROUND OUTDOOR EATING AREAS, ALONG PEDESTRIAN WALKWAYS AND AT POINTS OF EGRESS FROM THE SITE. **(COMPLIES)**
   K. ANY OUTDOOR EATING AREAS SHALL BE CLEARLY DELINEATED WITH CURBING, SHALL BE ATTRACTIVELY LANDSCAPED, AND SHALL BE SO LOCATED THAT PATRONS CAN WALK DIRECTLY FROM THE BUILDING TO THE EATING AREA WITHOUT CROSSING A DRIVEWAY OR PARKING LOT. OUTDOOR SEATS SHALL COUNT TOWARD THE PARKING REQUIREMENTS FOR THE ESTABLISHMENT. **(N/A)**
   L. ODOR REDUCTION DEVICES SHALL BE EMPLOYED TO MINIMIZE THE EFFECT OF ODOR PRODUCTION FROM COOKING AND FRYING ACTIVITIES. THE APPLICANT SHALL DEMONSTRATE THAT PROPOSED TECHNIQUES SHALL KEEP THE ODORS ON SITE, TO THE MAXIMUM EXTENT FEASIBLE. **(COMPLIES)**
   M. SIGNAGE SHALL BE LIMITED TO ONE NONINTERNALLY ILLUMINATED BUILDING SIGN NOT EXCEEDING 30 SQUARE FEET AND ONE, NONINTERNALLY ILLUMINATED MONUMENT SIGN, NOT EXCEEDING SIX FEET IN HEIGHT (INCLUDING BASE PLUS SIGN AREA) AND 20 SQUARE FEET IN AREA. **(V)** (SEE SIGNAGE TABLE)
   N. SITE LIGHTING SHALL BE THE MINIMUM NECESSARY TO ADEQUATELY LIGHT THE BUILDING, OUTDOOR SEATING AREA AND PARKING LOT WITH A FIXTURE HEIGHT (POLE PLUS BASE) NOT EXCEEDING 20 FEET; ONLY DOWNWARD-FACING FIXTURES ARE PERMITTED. TIMERS SHALL BE REQUIRED TO TURN OFF ALL NON-SECURITY LIGHTING AFTER BUSINESS CLOSING. 22' EXISTING **(E)**
   O. THERE SHALL BE NO PARKING IN THE FRONT YARD SETBACK ON ANY FRONT YARD. ALL FRONT YARDS, WITH THE EXCEPTION OF PEDESTRIAN ACCESS AND OTHER IMPROVEMENTS, SHALL BE FULLY PLANTED WITH A MIX OF DECIDUOUS AND CONIFEROUS TREES, SHRUBS AND GROUND COVER. **(E)**
   P. ANY AWNING SHALL BE CANVAS, WITH A MAXIMUM OF SIX SQUARE FEET OF SIGNAGE AREA ON AWNING VALANCES. **(N/A)**
   Q. NO DRIVE-THROUGH FAST-FOOD RESTAURANT SHALL BE LOCATED WITHIN 500 FEET OF ANY ELEMENTARY, MIDDLE, OR HIGH SCHOOL. **(COMPLIES)**
   R. ON ANY LOT ADJOINING WITHIN 250 FEET OF A RESIDENTIAL USE OR DISTRICT OR WITHIN 250 FEET OF THE CENTRAL BUSINESS DISTRICT, THE PRIMARY BUILDING MATERIAL SHALL BE MASONRY (STONE OR BRICK), WOOD, HARDIE PLANK, OR SOME COMBINATION THEREOF. **(COMPLIES)**

9. PARKING REQUIREMENTS: (§ 195-25.15); (§ 195-35); (§ 195-32.5)
   MINIMUM STANDARD SPACE SIZE: 9'X18' REQUIRED; 9'X18' PROPOSED. **(COMPLIES)**
   MINIMUM AISLE WIDTH FOR 60°: 18' REQUIRED; 15.8' PROPOSED **(V)**
   MINIMUM AISLE WIDTH FOR 90°: 24' REQUIRED; 44.7' PROPOSED **(COMPLIES)**
   MINIMUM NUMBER OF PARKING SPACES:
   RESTAURANT: 1 SPACE PER 2.5 SEATS OR 1 SPACE PER 180 SF OF GFA. WHICHEVER, IS GREATER
   THEREFORE: 1 SPACE PER 2.5 SEATS X 72 SEATS = 29 SPACES
   1 SPACE PER 180 SF OF GFA X 3,595 SF = 20 SPACES
   TOTAL REQUIRED PARKING: 29 SPACES
   TOTAL EXISTING PARKING: 39 SPACES
   TOTAL PROPOSED PARKING: 37 SPACES **(COMPLIES)**
   MIN./MAX. CURB CUTS FOR ONE-WAY ACCESS: 12' MIN./ 15' MAX. REQUIRED; 25.8' PROPOSED. **(E)**
   MIN. DRIVEWAY WIDTHS FOR ONE-WAY TRAFFIC: 10' REQUIRED; 19.3' EXISTING; 19.3' PROPOSED. **(COMPLIES)**

10. BICYCLE PARKING REQUIREMENTS: (§ 195-25.15)
    BICYCLE RACKS SHALL BE PROVIDED FOR ALL NONRESIDENTIAL DEVELOPMENTS AT THE RATIO OF ONE (1) BICYCLE SPACE FOR EACH 20 OFF-STREET PARKING SPACES
    THEREFORE: ONE (1) BICYCLE SPACE PER 20 OFF-STREET PARKING X 37 PROPOSED OFF-STREET PARKING = 2 BICYCLE SPACES
    TOTAL REQUIRED SPACES: 2 SPACES
    TOTAL EXISTING SPACES: 0 SPACES
    TOTAL PROPOSED SPACES: 2 SPACES **(COMPLIES)**

11. LOADING REQUIREMENT: (§ 195-25.16)
    ONE (1) LOADING SPACE SHALL BE PROVIDED FOR ALL PRINCIPAL BUILDINGS UP TO 20,000 SF
    THEREFORE: ONE (1) LOADING SPACE SHALL BE REQUIRED
    TOTAL REQUIRED SPACES: 1 SPACE
    TOTAL EXISTING SPACES: 0 SPACES **(E)**
    TOTAL PROPOSED SPACES: 0 SPACES **(E)**
    *LOADING TO OCCUR DURING OFF-PEAK HOURS. LOCATION FOR SAME HAS BEEN DESIGNATED ON THE PLAN.

12. LANDSCAPING REQUIREMENTS: (§ 195-32.5); (§ 195-25.15); (§ 195-24.2); (§ 195-25.4)
    A MINIMUM LANDSCAPE BUFFER ALONG SIDE YARD: 5' REQUIRED; 0.8' EXISTING; 0.8' PROPOSED. **(E)**
    A MINIMUM LANDSCAPE BUFFER ALONG REAR YARD: 7' REQUIRED; 21.9' EXISTING; 21.9' PROPOSED. **(COMPLIES)**
    FRONT YARD (BETWEEN BUILDING FACADE TO STREET R.O.W.) SHALL BE FULLY LANDSCAPED. **(COMPLIES)**
    A MINIMUM OF 10% OF ANY SURFACE PARKING FACILITY SHALL BE LANDSCAPED: 2,378 SF OR 14.7%. **(COMPLIES)**
    A MINIMUM OF 15% OF THE LOT SHALL BE LANDSCAPED: 7,014 SF OR 28.4% PROPOSED **(COMPLIES)**
    PARKING AREAS SHALL BE SCREENED FROM VIEW OF ADJACENT RESIDENTIAL ZONES, EXISTING RESIDENTIAL USES AND PUBLIC ROADS BY LANDSCAPING, FENCING OR A COMBINATION OF THESE TO CREATE A BUFFER AT LEAST 4' IN HEIGHT. **(COMPLIES)**

13. FENCING, WALLS AND RETAINING WALL REQUIREMENTS: (§ 195-25.5); (§ 195-25.4)
    NO FENCE SHALL EXCEED 6' IN HEIGHT: 6' EXISTING; 6' PROPOSED **(COMPLIES)**
    RETAINING WALLS EXCEEDING 18" IN HEIGHT SHALL BE SETBACK FROM ANY PROPERTY LINE BY AT LEAST 2' OR AT A DISTANCE EQUAL TO THE HEIGHT OF THE RETAINING WALL, WHICHEVER IS GREATER: MAX. EXISTING RETAINING WALL HEIGHT: 2.5' REQUIRED; 5.9' EXISTING **(COMPLIES)**

14. TRASH ENCLOSURE REQUIREMENTS: (§ 195-25.9); (§ 195-32.5)
    OUTDOOR REFUSE AND RECYCLING CONTAINERS SHALL BE VISUALLY SCREENED WITHIN A DURABLE ENCLOSURE, SO AS NOT TO BE VISIBLE FROM ADJACENT LOTS OR SITES, NEIGHBORING PROPERTIES OR STREETS. **(COMPLIES)**
    NO REFUSE AND RECYCLING STORAGE AREAS SHALL BE PERMITTED BETWEEN A STREET AND THE FRONT OF A BUILDING, AND REFUSE AND RECYCLING STORAGE AREAS SHALL CONFORM TO ALL YARD REQUIREMENTS IMPOSED BY THE LAND DEVELOPMENT ORDINANCE OF THE BOROUGH UPON THE PRINCIPAL BUILDINGS IN THE ZONE: 5' SIDE YARD SETBACK REQUIRED; 0.8' EXISTING **(E)**
    REFUSE AND RECYCLING COLLECTION ENCLOSURES SHALL BE DESIGNED OF DURABLE MATERIALS WITH FINISHES AND COLORS WHICH ARE UNIFIED AND HARMONIOUS WITH THE OVERALL ARCHITECTURAL THEME. **(COMPLIES)**
    TRASH DISPOSAL AREAS SHALL BE LOCATED AS FAR FROM RESIDENTIAL ZONE BOUNDARIES AS POSSIBLE, BUT IN NO CASE SHALL THEY BE LOCATED WITHIN 7' OF ANY RESIDENTIAL ZONE OR USE: 7' EXISTING. **(COMPLIES)**

15. BUILDING DESIGN REQUIREMENTS: (§ 195-32.5)
    ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY ARCHITECTURALLY COMPATIBLE MATERIALS. **(COMPLIES)**
    SIDEWALKS ALONG AN ARTERIAL ROAD SHALL BE PROVIDED WITHIN THE FRONT YARD AREA FOR ACCESS FROM THE EXISTING SIDEWALK SYSTEM ALONG THE ARTERIAL ROAD AND THE ENTRANCE FACING THE ARTERIAL ROAD. **(COMPLIES)**

LEGEND

— — — PROPOSED ADA ACCESSIBLE ROUTE

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 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.

21. 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 PROGRAMS OR 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 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 OF METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE 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 BROUGHT 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 COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR 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, THEIR CONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY ESTABLISHING A CHAIN OF 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 PROPER WRITTEN AUTHORIZATION FOR SUCH DEVIATION 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 CORRECT 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 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 ANY DISCREPANCY PRIOR TO CONSTRUCTION.

SIGNAGE TABLE (§ 195-33)

SIGN	REQUIREMENTS	EXISTING	PROPOSED
MONUMENT	NUMBER OF SIGNS: ONE (1) MAX. SIGN AREA: 20 SF MAX. SIGN HEIGHT: 6' MIN. SIGN SETBACK: 10' FROM ROW OR PROPERTY LINE	NUMBER OF SIGNS: ONE (1) MAX. SIGN AREA: 25 SF **(E)** MAX. SIGN HEIGHT 12' **(E)** MIN. SIGN SETBACK: 2.0' **(E)**	NUMBER OF SIGNS: ONE (1) MAX. SIGN AREA: 19.6 SF MAX. SIGN HEIGHT 8' **(V)** MIN. SIGN SETBACK: 2.0' **(E)**
BUILDING MOUNTED	NUMBER OF SIGNS: * ONE (1) MAX. SIGN AREA: ** 30 SF	NUMBER OF SIGNS: ZERO (0) MAX. SIGN AREA: N/A TOTAL SIGN AREA: 0 SF	NUMBER OF SIGNS: SIX (6) **(V)** MAX. SIGN AREA: WEST (DINING ROOM): BURGER KING' LOGO 1.5 X 19.6 SF = 29.4 SF NORTH (FRONT): BURGER KING' LOGO 1.5 X 19.6 SF = 29.4 SF HOME OF THE WHOPPER' SIGN 1.5 X 26.15 SF = 39.2 SF **(V)** EAST (DRIVE THRU): BURGER KING' LOGO 1.5 X 19.6 SF = 29.4 SF SOUTH (REAR): PRIMARY MENU BOARD 1.5 X 22.2 SF = 33.3 SF **(V)** SECONDARY MENU BOARD 1.5 X 22.2 SF = 33.3 SF **(V)** TOTAL SIGN AREA: 194 SF **(V)**
DIRECTIONAL SIGNS	MIN. SIGN SETBACK: 0.5 OF REQUIRED FRONT YARD SETBACK THEREFORE: 0.5 X 15' MIN. FRONT SETBACK = 7.5'	MIN. SIGN SETBACK: 0.3' **(E)**	MIN. SIGN SETBACK: 0.3' **(E)**

* MENU BOARDS ASSOCIATED WITH EATING ESTABLISHMENTS SHALL BE CALCULATED AS PART OF BUILDING SIGNS

** INTERNALLY ILLUMINATED BUILDING SIGNS SHALL BE CALCULATED AS 1.5 TIMES THEIR ACTUAL AREA

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

1. INTERNALLY ILLUMINATED SIGNAGE IS NOT PERMITTED **(V)**

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

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Plotted: 06/12/20 - 12:13 PM, By: russell
File: P:\DECPC PROJECTS\2766 Carrols Restaurant Group\99-002 Madison\Dwg\Site Plans\02766990025XS.dwg, ----> 04 SITE PLAN

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REV.	DATE	COMMENTS	BY
1	06/11/20	REVISED PER BOROUGH COMPLETENESS COMMENTS	RRR

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

DRAWN BY: JDG/RRR DESIGNED BY: JFR CHECKED BY: JCS CHECKED BY: _

PROJECT: **CARROLS RESTAURANT