

GENERAL NOTES

- SITE PLAN BASED ON: "BOUNDARY AND TOPOGRAPHIC SURVEY OF PARAMUS ROAD - ROUTE 17, LOT 1 IN BLOCK 4807 AND PARCEL VV75B2, VILLAGE OF RIDGEWOOD, COUNTY OF BERGEN, N.J." PREPARED BY BERTIN ENGINEERING, FILE NO. Z241C, DWG. NO. SV-1, DATED JULY 26, 2013, MILOSLAV REHAK, N.J.PLS NO. 43233.
- APPLICANT/OWNER: BURROUGHS POOLE, LLC
50 WILLIAM STREET
WESTWOOD, NEW JERSEY 07675
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 103,354 SF (2.37 AC).
- EXISTING IMPERVIOUS AREA = 0 SF
PROPOSED IMPERVIOUS AREA = 62,577 SF
TOTAL NET IMPERVIOUS AREA = 62,577 SF
- ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
PROPOSED FEATURES AS SHOWN IN FULL TONE
EXISTING FEATURES ARE SHOWN IN HALF TONE
EXISTING FEATURES TO BE REMOVED ARE SHOWN AS DASHED, OR ARE NOTED.
- LOCATION OF ALL UNDERGROUND UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED BEFORE EXCAVATION OR CONSTRUCTION BEGINS. CALL DIG HOTLINE 1-800-272-1000.
- ALL UTILITY CONNECTIONS ARE TO BE IN ACCORDANCE WITH LOCAL CODE.
- THE SITE PLAN(S) SUPERSEDES ALL STANDARD DRAWINGS.
- UNLESS OTHERWISE NOTED ALL DIMENSIONS AND RADII ARE SHOWN TO THE FRONT FACE OF CURBS OR WALLS.
- ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
- APPLICANT AND/OR CONTRACTOR SHALL CONTACT MR. MIKE BURKE, DEPARTMENT OF PUBLIC WORKS INSPECTOR, AT 201-336-6815 PRIOR TO BEGINNING CONSTRUCTION AND WHEN CONSTRUCTION IS COMPLETE.
- THE EXISTING TWO LOTS SHALL BE MERGED BY DEED INTO ONE LOT.

ZONING DATA

1. ZONE:	HC - HIGHWAY COMMERCIAL DISTRICT VILLAGE OF RIDGEWOOD TAX MAP SHEET 48																																																																
2. USE:	EXISTING - VACANT LAND PROPOSED - RETAIL / RESTAURANT (PERMITTED) RESTAURANT WITH DRIVE THRU (NOT PERMITTED) (V)																																																																
3. USE REQUIREMENTS; (ORDINANCE #3343, ARTICLE X, SECTION 190-118.2)(F)																																																																	
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(F)(2)(k) MIN. PARKING SETBACK:																																																																	
(1) FROM ROUTE 17/RAMP R.O.W. (FT):	10	NA	10.5																																																														
(2) LINWOOD AVENUE (FT):	40	NA	NA																																																														
(3) PARAMUS ROAD (FT):	50	NA	>50																																																														
(4) RESIDENTIAL ZONE (FT):	30	NA	45.9																																																														
(5) OTHER PROPERTY LINES (FT):	10	NA	>10																																																														

5. SIGN REQUIREMENTS; (SECTION 190-122)(J)(2)
- FREESTANDING SIGN:
- | | | | |
|-----------------------------------|----|----|-----------|
| MAX. PER LOT | 1 | NA | 1 |
| MAX. AREA (SF): | 75 | NA | TO COMPLY |
| MAX. HEIGHT (FT): | 20 | NA | TO COMPLY |
| MIN. SETBACK FROM PROP LINE (FT): | NA | NA | 15 |
- WALL SIGN:
- | | | | |
|---|----|----|-----------|
| MAX. 1 PER USE (7 USES): | 7 | NA | 7 |
| MAX. HEIGHT (FT): | 20 | NA | TO COMPLY |
| MAX. AREA: (2 SF PER STORE FRONTAGE OR 50 SF (WHICHEVER IS LESS)) | 75 | NA | TO COMPLY |

- (V) - INDICATES A VARIANCE IS REQUIRED
NC - NO CHANGE
NA - NOT APPLICABLE

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APPROVED BY THE VILLAGE OF RIDGEWOOD PLANNING BOARD
AT A MEETING HELD _____

CHAIRMAN	DATE
SECRETARY	DATE

APPROVED BY THE COUNTY PLANNING BOARD
COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY _____ DATE _____

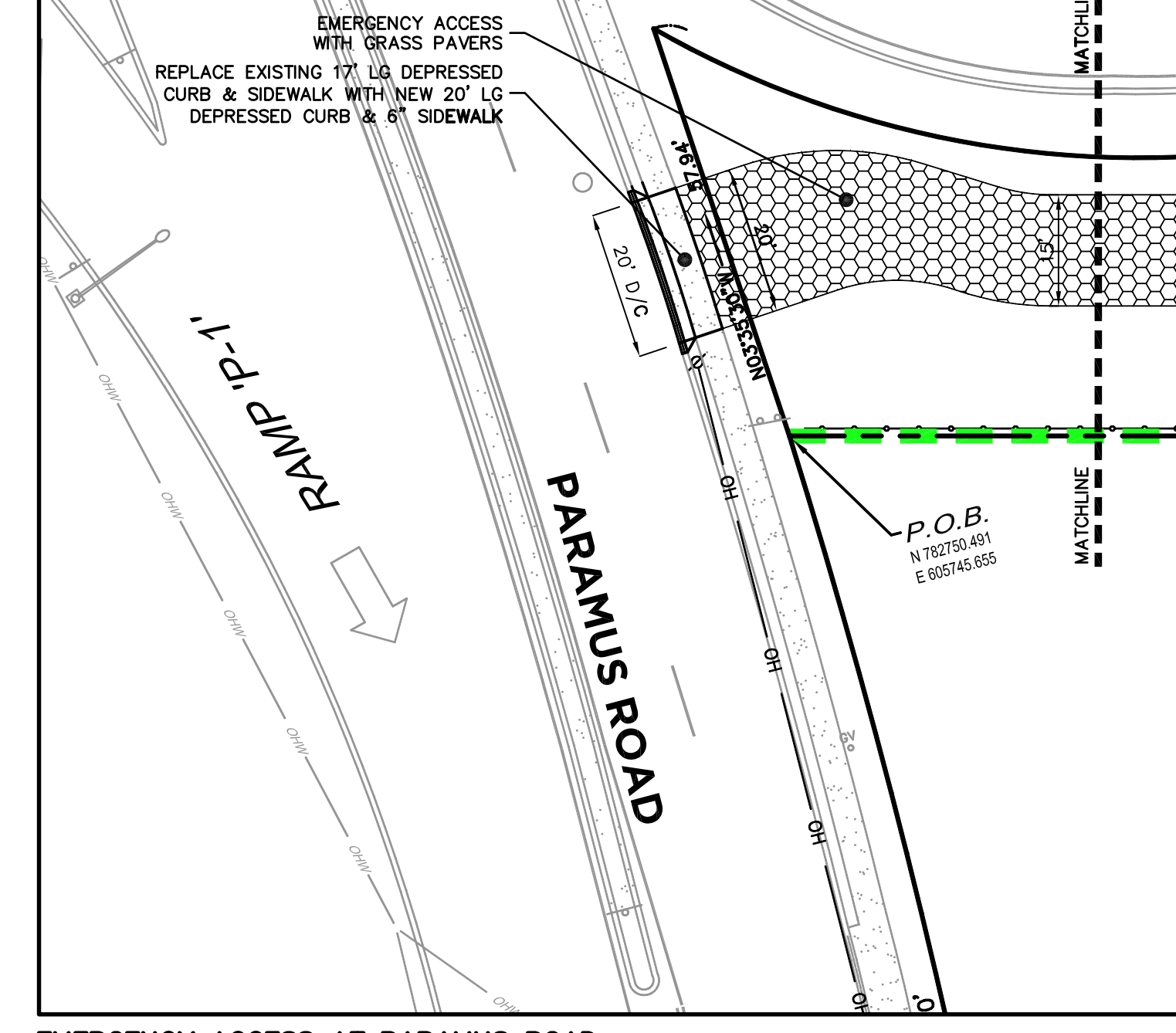
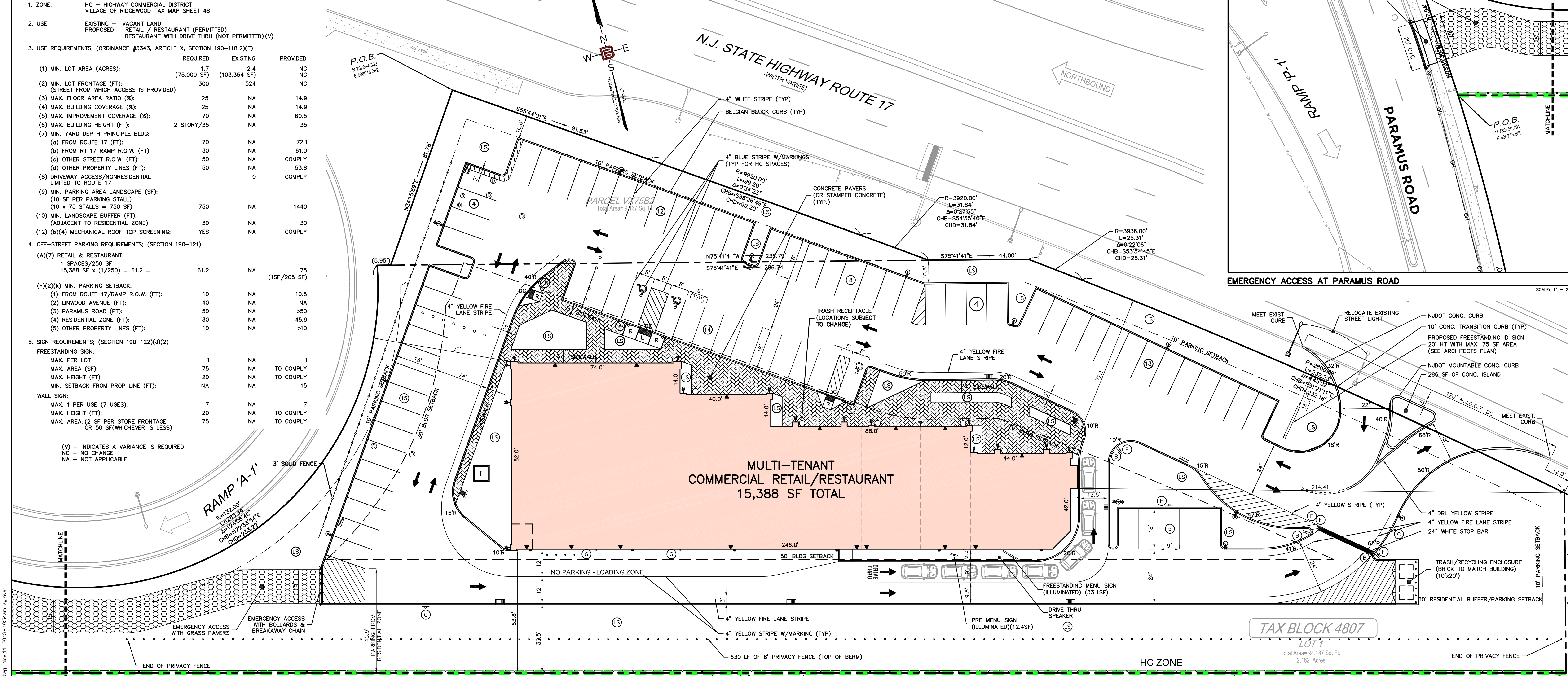
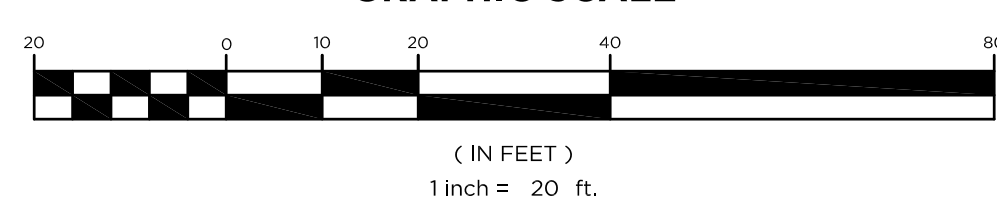
LEGEND

- EOP EXISTING EDGE OF PAVEMENT
- EXISTING TRAFFIC SIGN
- EXISTING AREA LIGHT
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING MANHOLE
- EXISTING MONITORING WELL
- EXISTING TELEPHONE BOOTH
- DC DEPRESSED CURB
- R HANDICAP RAMP
- L LANDING
- CW CROSSWALK
- EOP EDGE OF PAVEMENT
- No. OF PARKING SPACES
- DOOR LOCATION
- LANDSCAPING

TRAFFIC SIGN LEGEND (MUTCD)

- (A) HC PARKING/ VAN ACCESSIBLE / PENALTY (R7-BN, R7-BA, N-17)
 - (B) STOP SIGN (R1-1)
 - (C) ONE WAY SIGN (R6-1L)
 - (E) KEEP RIGHT (R4-7a)
 - (F) DO NOT ENTER (R5-1)
 - (G) NO IDLING ZONE (12" X 18") (MOUNT TO BUILDING)
 - (H) EMPLOYEE ONLY PARKING (12" X 18")
- TRAFFIC SIGNS TO BE IN ACCORDANCE WITH MUTCD

GRAPHIC SCALE



TAX BLOCK 4807
LOT 1
Total Area = 94,187 Sq. Ft.
2.162 Acres

HC ZONE
R-125 ZONE
ZONE BOUNDARY LINE

CERTIFICATE OF AUTHORIZATION GA 28068900 21MH00002800 CALISTO J. BERTIN, P.E. PROFESSIONAL ENGINEER CT. LIC. NO.: 12950 MA. LIC. NO.: 40595 N.H. LIC. NO.: 9368 N.J. LIC. NO.: 28845 N.Y. LIC. NO.: 60022 R.I. LIC. NO.: 6694		DRAWN BY: VL PROJ. MGR.: C.J.B. ANDREW J. GROVER, P.E. PROFESSIONAL ENGINEER N.J. LIC. NO.: 47123 PA. LIC. NO.: 74257		SITE PLAN (WITH DRIVE THRU) BURROUGHS POOLE L.L.C. BLOCK 4807, LOTS 1 & 1.01, TAX MAP SHEET 48 N.J.S.H. ROUTE 17 S VILLAGE OF RIDGEWOOD, COUNTY OF BERGEN, NEW JERSEY 66 GLEN AVENUE GLEN ROCK, NJ 07452 P 201.670.6688 F 201.670.9788 www.bertinengineering.com				
NO.	DATE	REVISION	BY	DATE	SCALE	REVISION NO.	PROJECT NO.	DWG. NO.
				11-12-13	1"=20'	0	Z241A	C2.3A