

Michael E. Dipple
Michael E. Dipple, P.E.
New Jersey Professional Engineer #24GE04081200

APPLICANT:
PSI ATLANTIC USR NJ, LLC
530 OAK COURT DRIVE, SUITE 185
MEMPHIS, TN 38117
901.290.0184 (PHONE)

OWNER:
KRISJEN REALTY, L.P.
A NEW JERSEY LIMITED PARTNERSHIP
7 INDUSTRIAL AVENUE
MAHWAH, NJ 07430
201.525.6292 (PHONE)

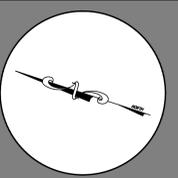
ARCHITECT:
PARKER STUDIOS
1300 MINT STREET, SUITE 110
CHARLOTTE, NC 28203
980.819.0416 (PHONE)

SURVEYOR:
LAKELAND SURVEYING, INC.
4 WEST MAIN STREET
ROCKAWAY, NJ 07866
973.625.5670 (PHONE)
973.625.4121 (FAX)

DATE	REVISION	DESCRIPTION
5/1/2020	1	ISSUED FOR PERMITS
8/17/2020	2	REVISED PER PLAN BOARD COMMENTS, DATED 7/21/2020
10/17/2020	3	REVISED PER PLAN BOARD RESUBMISSION

PROPOSED SELF-STORAGE FACILITY
100 N.J.S.H. ROUTE 17 NORTH
BOROUGH OF UPPER SADDLE RIVER,
BERGEN COUNTY, NJ

BLOCK: 1304; LOT: 7.01
TAX MAP: 13



DRAWING TITLE:
SITE PLAN

SCALE: REFER TO PLAN
DATE: 1/17/2020
DESIGNED: TEC
APPROVED: MED
L2A PROJ. No.: 1901.161
DRAWING No.: **C-03**

PROJECT NOTES:

- THIS PROJECT REFERENCES SURVEYS PREPARED BY:
LAKELAND SURVEYING, 4 WEST MAIN STREET, ROCKAWAY, NJ 07866
973.625.5670 (OFFICE) - 973.625.4121 (FAX)
PROJECT NUMBER: 142148 - DATED: 11/7/19
- PROPERTY LOCATION: BLOCK 1304, LOT 7.01
- PROPERTY ADDRESS: 100 N.J.S.H. ROUTE 17 NORTH, UPPER SADDLE RIVER, NJ 07458
- ZONES: H-1R (HIGHWAY RETAIL & COMMERCIAL DISTRICT) & R-1 (RESIDENCE DISTRICT)
- EXISTING USE: VACANT
- PROPOSED USE: SELF-STORAGE FACILITY (VARIANCE)
- PER §150-10.A: COMMERCIAL PARKING LOT IN AN R-1 ZONE (VARIANCE)
- LOT AREA: 87,055.5 SQ. FT. (±1.99 AC.)

BULK REGULATIONS	H-1R (HIGHWAY RETAIL & COMMERCIAL DISTRICT)	R-1 (RESIDENCE DISTRICT)	PROPOSED	VARIANCE (H-1R)	VARIANCE (R-1)
MINIMUM LOT AREA (SF)	22,500 SF	37,500 SF	87,055.5 SF	NO	NO
MINIMUM LOT FRONTAGE (FL)	150 FT.	150 FT.	106.27 FL	EN	EN
MINIMUM LOT DEPTH (FL)	150 FT.	150 FT.	490.42 FL	NO	NO
MINIMUM FRONT YARD SETBACK (FL)	50 FT.	50 FT.	104.17 FL	NO	N/A
MINIMUM SIDE YARD SETBACK (FL)	10 FL.	35 FL.	17.29 FL.	NO	N/A
MINIMUM REAR YARD SETBACK (FL)	N/A	35 FL.	100.00 FL.	N/A	N/A
MINIMUM COMBINED SIDE YARD SETBACK (FL)	30 FT.	N/A	49.38 FL.	NO	N/A
MINIMUM SIDE OR REAR ABUTTING RESIDENTIAL (FL)	35 FL.	N/A	100.00 FL.	NO	N/A
MINIMUM SIDE OR REAR YARD BUFFER (FL)	5 FL.	N/A	0.87 FL.	YES ⁶	N/A
MINIMUM FRONT BUFFER (FL)	10 FL.	N/A	49.16 FL.	NO	N/A
MAXIMUM BUILDING HEIGHT (STORIES/FL)	3 Stories/36 FT.	2.5 Stories/35 FT.	3.0 Stories/39.25 FT.	YES	N/A
MAXIMUM BUILDING COVERAGE (%) ⁷	40% (34,749 SF)	15%	39.05% (33,993 SF)	NO	N/A
MAXIMUM IMPROVEMENT COVERAGE (%)	N/A	30%	55.53% ⁸	N/A	YES

- EN = EXISTING NON-CONFORMITY, N/A = NOT APPLICABLE
- PER §150-3: BUILDING HEIGHT CALCULATED FROM LOWEST NATURAL GRADE AT NORTHWEST CORNER OF BUILDING.
CALC: EL. 288.75 (PROPOSED GRADE) + 35.00' = EL. 323.75 (RIDGE HEIGHT)
CALC: EL. 323.75 (RIDGE HEIGHT) - 284.50 (EXISTING GRADE) = 39.25 FT.
- CALCULATED AS (PORTION OF BUILDING) / (PORTION OF LOT) WITHIN RESPECTIVE ZONES:
• BUILDING AREA WITHIN H-1R ZONE (33,993 SF) / PROPERTY AREA WITHIN H-1R ZONE (68,216.81 SF) = 49.83%
• BUILDING AREA WITHIN R-1 ZONE (0 SF) / PROPERTY AREA WITHIN R-1 ZONE (18,838.65 SF) = N/A
- CALCULATED AS (PORTION OF IMPROVEMENT COVERAGE) / (PORTION OF LOT) WITHIN RESPECTIVE ZONES:
• IMPROVEMENT AREA WITHIN R-1 ZONE (10,461 SF) / PROPERTY AREA WITHIN R-1 ZONE (18,838.65 SF) = 55.53%
• IMPROVEMENT AREA WITHIN H-1R ZONE (43,532 SF) / PROPERTY AREA WITHIN H-1R ZONE (68,216.81 SF) = 63.81% (W/VAI)
• BUILDING AREA WITHIN R-1 ZONE (0 SF) FROM A STREET LINE (COMPLIES)
- PER §150-3: PROPOSED RETAINING WALL IS OVER 3.0 FT IN HEIGHT AT THE LOWER GROUND LEVEL (W/VAI)
- PER §150-3: PROPOSED RETAINING WALL IS LOCATED WITHIN THE SIDE OR REAR YARD BUFFER (VARIANCE)
- PER §126-29C: NO TRAFFIC AISLE LOCATED WITHIN FIVE FEET OF ANY BUILDING (W/VAI)
- PER §126-27: ONE-WAY ACCESS OPENINGS SHALL NOT BE LESS THAN 17 FEET WIDE (W/VAI)
- PER §126-53: THE LIGHTING OF THE BUILDING, PROPERTY, & SIGNS SHALL NOT PRODUCE ANY GLARE AT THE EXTERIOR LOT LINES (W/VAI)

PARKING & LOADING REQUIREMENTS:

LAND OR BUILDING USE	REQUIRED	PROPOSED	VARIANCE
OFF-STREET PARKING STANDARDS (PER §150-29) WAREHOUSE: 1 SPACE PER 1000 SF OF GFA DEVOTED TO WAREHOUSING OR 1 FOR EACH EMPLOYEE ON THE MAX SHIFT PLUS 20%	2 EMPLOYEES ON MAX SHIFT + (2 x 0.20) = 2.4 SPACES TOTAL REQUIRED PARKING = 3.0 SPACES	22 PARKING SPACES (INCLUDES 15 BANKED PARKING SPACES)	NO
OFF-STREET LOADING REQUIREMENTS (PER §126-34) WAREHOUSE: 1 SPACE FOR FIRST 5,000 SF OF FLOOR AREA + 1 SPACE PER ADDITIONAL 40,000 SF OF FLOOR AREA	0 SF - 5,000 SF = 1 LOADING SPACE 5,001 SF - 40,000 SF = 1 LOADING SPACE 40,001 SF - 80,000 SF = 1 LOADING SPACE TOTAL REQUIRED LOADING = 3.0 SPACES	0 LOADING SPACES	W/VAI

- PER §150-29(C): PARKING SPACE SIZE = 200 SF (10' X 20'). IN A PARTICULAR CASE, IF AN APPLICANT FOR A SITE PLAN APPROVAL CAN DEMONSTRATE THAT STRICT ENFORCEMENT OF THE MINIMUM PARKING STALL SIZES WILL CAUSE HARDSHIP AND THAT SUCH MINIMUMS ARE NOT REASONABLY REQUIRED FOR THE CONTEMPLATED USE, THE PLANNING BOARD MAY WAIVE THE STRICT ENFORCEMENT OF SUCH MINIMUMS, PROVIDED THAT THE PARKING STALL SIZE SHALL NOT BE LESS THAN 9' X 18' (COMPLIES)
- PER §150-29(B): PARKING SETBACK = 10' FROM A STREET LINE (COMPLIES)
- PER §125-28: NO LOADING PERMITTED IN A RESIDENTIAL DISTRICT (COMPLIES)

PROPOSED SIGNAGE TABLE:

SIGN TYPE/ LOCATION	DESCRIPTION/ LOCATION	PERMITTED PER §150-21(B)	PROPOSED	VARIANCE
ALL	ALL WESTFRONT ELEVATION NORTH ELEVATION	MAX. NUMBER OF SIGNS = 2 ¹ MAX. COMBINED SIGN AREA = 90 SF ¹ MAX. NUMBER OF SIGNS = 1 ¹	PROP. NUMBER OF SIGNS = 2 PROP. COMBINED SIGN AREA = 85.20 SF PROP. NUMBER OF SIGNS = 1 PROP. NUMBER OF SIGNS = 1	NO NO NO
WALL SIGNS	"EXTRA SPACE STORAGE" 42.60 SF (24' x 21'-3") (WEST ELEVATION: SIGN #1)	MAX. SIGN AREA = 60 SF ² MAX. SIGN FACE HEIGHT = 4' MAX. SIGN FACE WIDTH = 21'-3" MAX. BUILDING PROJECTION = 1'	PROP. SIGN AREA = 42.60 SF ² PROP. SIGN FACE HEIGHT = 2.00' PROP. SIGN FACE WIDTH = 21'-3" PROP. BUILDING PROJECTION = 1'	NO NO NO NO
WALL SIGNS	"EXTRA SPACE STORAGE" 42.60 SF (24' x 21'-3") (NORTH ELEVATION: SIGN #2)	MAX. SIGN AREA = 60 SF ² MAX. SIGN FACE HEIGHT = 4' MAX. SIGN FACE WIDTH = 21'-3" MAX. BUILDING PROJECTION = 1'	PROP. SIGN AREA = 42.60 SF ² PROP. SIGN FACE HEIGHT = 2.00' PROP. SIGN FACE WIDTH = 21'-3" PROP. BUILDING PROJECTION = 1'	NO NO NO NO
DIRECTIONAL/ WAYFINDING	"OFFICE" 3.64 SF (14' x 4'-1") (WEST ELEVATION: SIGN #3)	MAX. SIGN AREA = 4 SF ³ MAX. SIGN FACE HEIGHT = 3'	PROP. SIGN AREA = 3.64 SF ³ PROP. SIGN FACE HEIGHT = 1.17'	NO NO
FREESTANDING SIGN	"EXTRA SPACE STORAGE" DOUBLE SIDED PYLON SIGN 35.94 SF (8'-11" x 4'-3") (FRONT YARD SETBACK = 35')	MAX. NUMBER OF SIGNS = 1 MAX. SIGN AREA = 36 SF ⁴ MIN. BOTTOM SIGN HEIGHT = 10' TOP SIGN HEIGHT = 20' MIN. SIGN DIMENSIONS = 12'0" W/ 15' D MIN. FRONT YARD SETBACK = 10'	PROP. NUMBER OF SIGNS = 1 PROP. SIGN AREA = 35.94 SF ⁴ MIN. BOTTOM SIGN HEIGHT = 15.97' TOP SIGN HEIGHT = 20' PROP. SIGN DIMENSIONS = 12'0" W/ 15' D PROP. FRONT YARD SETBACK = 10'	NO NO NO NO YES

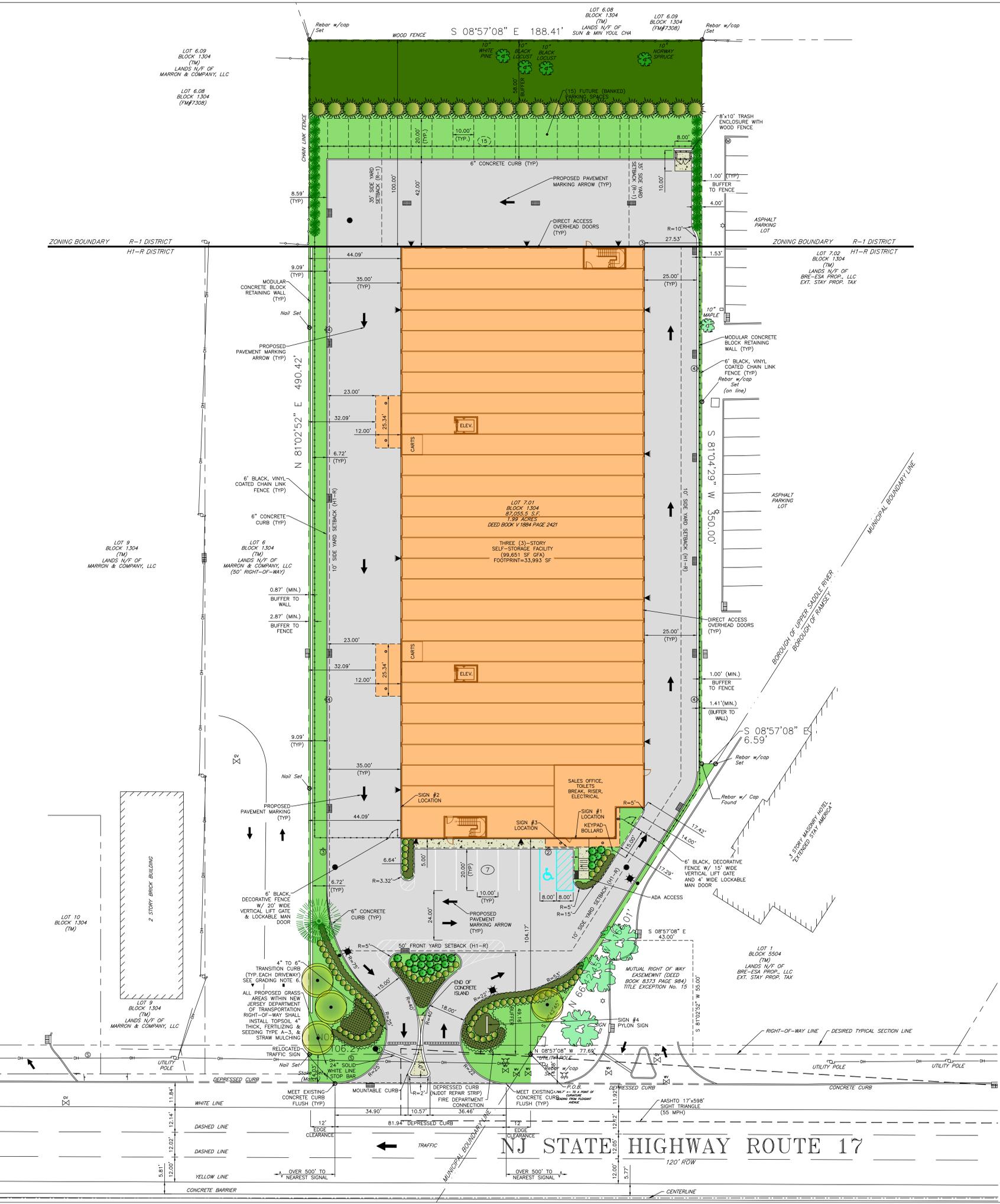
- A SECONDARY WALL SIGN MAY BE PERMITTED ON A SECOND WALL; SAID SECONDARY SIGN SHALL BE AN IDENTICAL FACSIMILE OF THE FIRST AND THE AGGREGATE AREA OF THE TWO SIGNS SHALL NOT EXCEED 90 SQUARE FEET.
- A SIGN ATTACHED TO A WALL OF A BUILDING SHALL NOT EXCEED IN AREA 60 SF OR 5% OF THE AREA OF THE BUILDING WALL TO WHICH SAID SIGN IS ATTACHED, WHICHEVER IS LESS. A SECONDARY WALL SIGN MAY BE PERMITTED ON A SECOND WALL; SAID SECONDARY SIGN SHALL BE AN IDENTICAL FACSIMILE OF THE FIRST. CALC (WEST/FRONT ELEVATION): 5% X 3,613.75 SF = 180.69 SF > 60 SF (BUILDING WALL AREA IS GREATER, USE MAX. SIGN AREA = 60 SF)
CALC (NORTH ELEVATION): 5% X 10,018.75 SF = 500.94 SF > 60 SF (BUILDING WALL AREA IS GREATER, USE MAX. SIGN AREA = 60 SF)

GENERAL NOTES:

- 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.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE PROPERTY SURVEY IS CONSIDERED A PART OF THESE PLANS.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE 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.
- SOLID WASTE TO BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- THE 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.
- THE PROPERTY OWNERS MUST BE INFORMED OF THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS AND FEATURES WHICH ARE TO REMAIN WHETHER SHOWN ON THE DRAWINGS OR NOT.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFEGUARDS INCLUDING THE INSTALLATION OF SHORING, STRUCTURAL SUPPORTS, PROTECTIVE FENCING AND BARRIERS, ETC., AS MAY BE REQUIRED TO PREVENT UNAUTHORIZED ENTRY INTO THE CONSTRUCTION SITE, DAMAGE TO ADJACENT PROPERTY OR INJURY TO PERSONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM CONSTRUCTION TAKE-OUT OF ALL BUILDINGS AND SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL MATERIALS, LABOR, TOOLS EQUIPMENT, WATER, SANITARY FACILITIES, LIGHT, POWER, HEAT, TELEPHONE, TRANSPORTATION AND SUPERINTENDENCE FOR TEMPORARY CONSTRUCTION, SERVICES AND FACILITIES OF EVERY NATURE WHATSOEVER NECESSARY TO EXECUTE, COMPLETE AND DELIVER THE WORK WITHIN THE SPECIFIED TIME.
- THE CONTRACTOR SHALL MAINTAIN AND PROTECT TRAFFIC AS REQUIRED DURING THE COURSE OF CONSTRUCTION IN SUCH A MANNER SATISFACTORY TO THE OWNER'S FIELD REPRESENTATIVE AND ANY OTHER AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR SHALL CLEAN UP AND REMOVE ALL REFUSE RUBBISH, SCRAP MATERIALS, UNSUITABLE MATERIALS AND DEBRIS CAUSED BY HIS/HER OPERATIONS SO THAT, AT ALL TIMES, THE SITE OF THE WORK SHALL PRESENT A NEAT, ORDERLY AND WORKMANLIKE APPEARANCE.
- THE CONTRACTOR SHALL, AT HIS/HER OWN EXPENSE, REPAIR OR REPLACE ALL GROUND SURFACES, PAVEMENTS, SIDEWALKS, CURBS, ETC., WHICH ARE TO REMAIN AND WHICH MAY BECOME DISTURBED OR DAMAGED DUE TO HIS/HER OPERATION.
- AS MANDATED BY THE STATE OF NEW JERSEY, THE CONTRACTOR MUST RECYCLE THE FOLLOWING CONSTRUCTION MATERIALS AND DEMOLITION DEBRIS WHICH MAY INCLUDE, BUT IS NOT LIMITED TO, CONCRETE, ASPHALT, WOOD, METALS, BRICKS, BLOCK MASONRY, WALLBOARD, DIRT, ROCKS, LANDSCAPE WASTE, AND OTHER INERT WASTE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY RECYCLE THESE ITEMS. UPON DISPOSAL OF THESE ITEMS THE CONTRACTOR MUST OBTAIN A WEIGHT TONNAGE SLIP THAT SHALL BE FORWARDED TO THE DEPARTMENT OF PUBLIC WORKS FOR RECYCLING TONNAGE CREDIT.
- ANY SOIL TRACKED ONTO RT. 17 MUST BE IMMEDIATELY REMOVED. IF TRACKED SOIL REMAINS OVERNIGHT, THE UPPER SADDLE RIVER DEPARTMENT OF PUBLIC WORKS SHALL REMOVE IT AND ASSESS THE APPLICANT FOR THOSE COSTS.

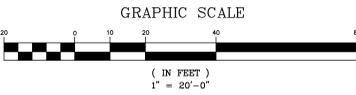
OUTSIDE AGENCY APPROVALS

- SITE PLAN EXEMPTION PERMIT APPROVED BY THE BERGEN COUNTY PLANNING BOARD (FILE # SPX20-03); APPROVED ON 1/22/2020
- SOIL EROSION AND SEDIMENT CONTROL PERMIT APPROVED BY THE BERGEN COUNTY SOIL CONSERVATION (FILE # 20-2345); CERTIFIED ON 1/22/2020
- NEW JERSEY DEPARTMENT OF TRANSPORTATION MINOR ACCESS PERMIT: PENDING
- RAMSEY BOARD OF PUBLIC UTILITY UNDER THE TEN CESS AGREEMENT (AGREEMENT): PENDING



LEGEND

[Orange Box]	PROPOSED BUILDING
[Grey Line]	PROPOSED CURB
[Grey Box]	PROPOSED MODULAR CONCRETE BLOCK RETAINING WALL
[Circle with 7]	PROPOSED PARKING STALL
[Dashed Line]	PROPOSED STRIPING
[Square with 1]	PROPOSED DIRECTIONAL SIGN
[Green Area]	PROPOSED CONCRETE AREA
[Dotted Line]	PROPOSED FENCE



NJ STATE HIGHWAY ROUTE 17