

NEW JERSEY STATE HIGHWAY ROUTE 17
(120' WIDE - PUBLIC)
DIVIDED ASPHALT ROADWAY

EXISTING SITE PLAN
SCALE: 1"=20'

REFERENCE NOTES:

PROPERTY KNOWN AS LOT 12 IN BLOCK 1010 AS SHOWN ON THE CURRENT TAX MAP OF THE BOROUGH OF UPPER SADDLE RIVER, BERGEN COUNTY, NEW JERSEY.

TOPOGRAPHIC & BOUNDARY INFORMATION PERTAINING TO SAID SITE WAS OBTAINED FROM DRAWING "ALTA/NSPS LAND TITLE SURVEY" PREPARED BY GALLAS SURVEYING GROUP, 2865 U.S. ROUTE 1, NORTH BRUNSWICK, NJ 08902, TEL# 732-422-6700. SIGNED BY GREGORY GALLAS NJPLS, #36244 (DATED 03/29/2022)

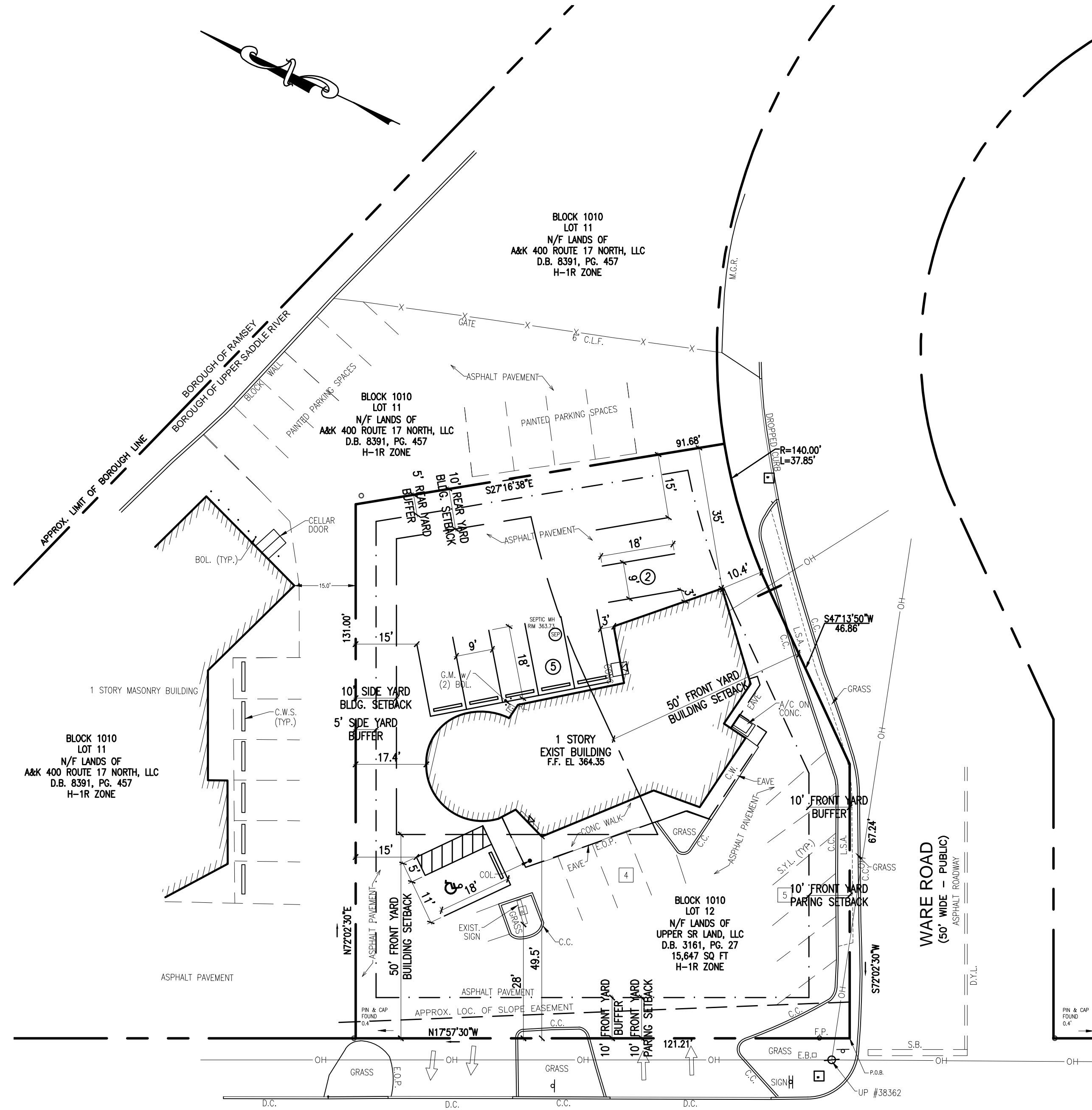
LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING SETBACK	---	---
DRAINAGE PIPE	D	D
CATCH BASIN	□	■
DRAINAGE M.H.	⊕	⊕
SANITARY SEWER LINE	S	S
SANITARY SEWER M.H.	⊕	⊕
WATER MAIN LINE	W	W
FIRE LINE	F	F
IRRIGATION MAIN	I	I
TELEPHONE LINE	T	T
ELECTRIC LINE	E	E
TEL. & ELEC. LINE	T-E	T-E
GAS MAIN LINE	G	G
SPRINKLER	•	•
FIRE HYDRANT	⊕	⊕
WATER VALVE	⊕	⊕
PAVEMENT	▭	▭
CONCRETE CURB	▭	▭
SPOT ELEVATION	+10.0'	+10.0'
LIGHT POLE	⊕	⊕
INV. ELEVATION	⊕	⊕
RIM	⊕	⊕

LIMITING SCHEDULE			
BOROUGH OF UPPER SADDLE RIVER - BLOCK 1010, LOT 12			
H-1R HIGHWAY RETAIL AND COMMERCIAL DISTRICT			
	AS PER ZONING	EXISTING	PROPOSED
MIN. LOT AREA	22,500 SQ FT (0.5165 AC)	15,647 SQ FT (0.3592 AC.) (1)	NO CHANGE
MIN. LOT FRONTAGE	150 FT	273.16 FT	NO CHANGE
MIN. LOT DEPTH	150 FT	139 FT (2)	NO CHANGE
MIN. FRONT YARD SETBACK	50 FT	10.4 FT (3)	NO CHANGE
MIN. SIDE YARD - ONE	10 FT	17.4 FT	NO CHANGE
- 2 SIDE YSRDS	30 FT	N/A	NO CHANGE
MIN. SIDE OR REAR YARD BUFFER	5 FT	0 FT (4)	NO CHANGE
MIN. FRONT BUFFER	10 FT	0 FT (5)	NO CHANGE
MAX. BUILDING HEIGHT	36 FT	21.58 FT (11)	NO CHANGE
MAX. BUILDING COVERAGE	40%	19.66%	NO CHANGE
MAX. NUMBER OF STORIES	3	1	NO CHANGE
PARKING REQUIREMENTS	17 SPACES (OFFICE, §150-29-A.(1)) 15 + 2 = 17 SPACES TOTAL (8)(9)	11 SPACES (6)(7)(8)(9)	17 SPACES (12)

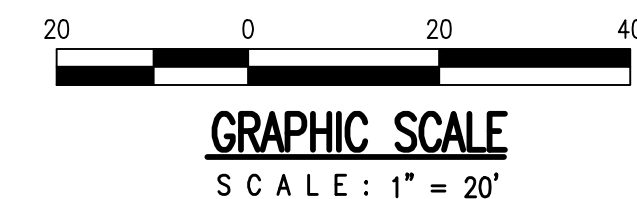
NOTES:

- EXISTING NON-COMFORMING CONDITIONS - LOT AREA EXIST. 15,647 SQ FT > 22,500 SQ FT REQUIRED (§150-16.)
- EXISTING NON-COMFORMING CONDITIONS - LOT DEPTH EXIST. 139 FT < 150 FT REQUIRED (§150-16.)
- EXISTING NON-COMFORMING CONDITIONS - FRONT YARD SETBACK EXIST. 10.4 FT < 50 FT REQUIRED (§150-16.)
- EXISTING NON-COMFORMING CONDITIONS - SIDE OR REAR YARD BUFFER EXIST. 0 FT < 5 FT REQUIRED (§150-16.)
- EXISTING NON-COMFORMING CONDITIONS - FRONT BUFFER EXIST. 0 FT < 10 FT REQUIRED (§150-16.)
- EXISTING NON-COMFORMING CONDITIONS - PARKING SPACES EXIST. LESS THAN 10'x20' REQUIRED (§150-29-C.)
- EXISTING NON-COMFORMING CONDITIONS - PARKING SPACES EXIST. LESS THAN 10 FT REQUIRED FROM STREET LINE (§150-29-E.)
- EXISTING NON-COMFORMING CONDITIONS - PARKING SPACES EXIST. 11 < 17 REQUIRED (3,350/225=14.88~15 REQUIRED PLUS 1 FOR EACH PROFESSIONAL, 2 PROFESSIONALS = 2 SPACES, 15 + 2 = 17 SPACES TOTAL REQUIRED (§150-29-A.(1))
- GROSS FLOOR AREA: GROUND FLOOR 2,654 SF + MEZZANINE 696 SF = 3,350 SF TOTAL GROSS FLOOR AREA
- EXISTING NON-COMFORMING CONDITIONS - FREESTANDING SIGN EXIST. LOCATED FROM FRONT PROPERTY LINE 28 FT < 35 FT REQUIRED (§150-21-B.(1))
- BUILDING HEIGHT BASED ON PLANS PREPARED BY CONCEPT DESIGN GROUP; (ELEV 0'-0"=364.35', HIGHEST LEVEL OF ROOF 364.35'+19.16'=383.51', LOWEST GRADE 391.93', BUILDING HEIGHT = 383.51' (HIGHEST LEVEL OF ROOF) - 361.93' (LOWEST GRADE) = 21.58'
- WAIVER REQUIRED FOR PARKING STALL SIZE 9'x18' PROPOSED (§150-29-G.(3)), REQUIRED STALL SIZE 10'x20' (§150-29-C.)



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(120' WIDE - PUBLIC)
DIVIDED ASPHALT ROADWAY

PROPOSED SITE PLAN
SCALE: 1"=20'



Revisions	Date	Issue	Description
	03-25-2022	A	FOR CONCEPTUAL REVIEW MEETING

Consultants

Project

PARKING CONCEPT PLAN



AT
380 STATE RT-17
UPPER SADDLE RIVER, NJ 07458
Block 1010, LOT 12

Client



380 STATE RT-17
UPPER SADDLE RIVER, NJ 07458
Block 1010, LOT 12

SNS Architects & Engineers, PC

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- Steven Napolitano, PE
- Robert G. Nocella, AIA

Cert./Lic. No. 41969

Date 03-08-22 Scale 1"=20'-0"

Drawn By AS Checked By SN

Dwg. Title

PARKING CONCEPT PLAN

Work Order No. Dwg. No.

5515

SK-1