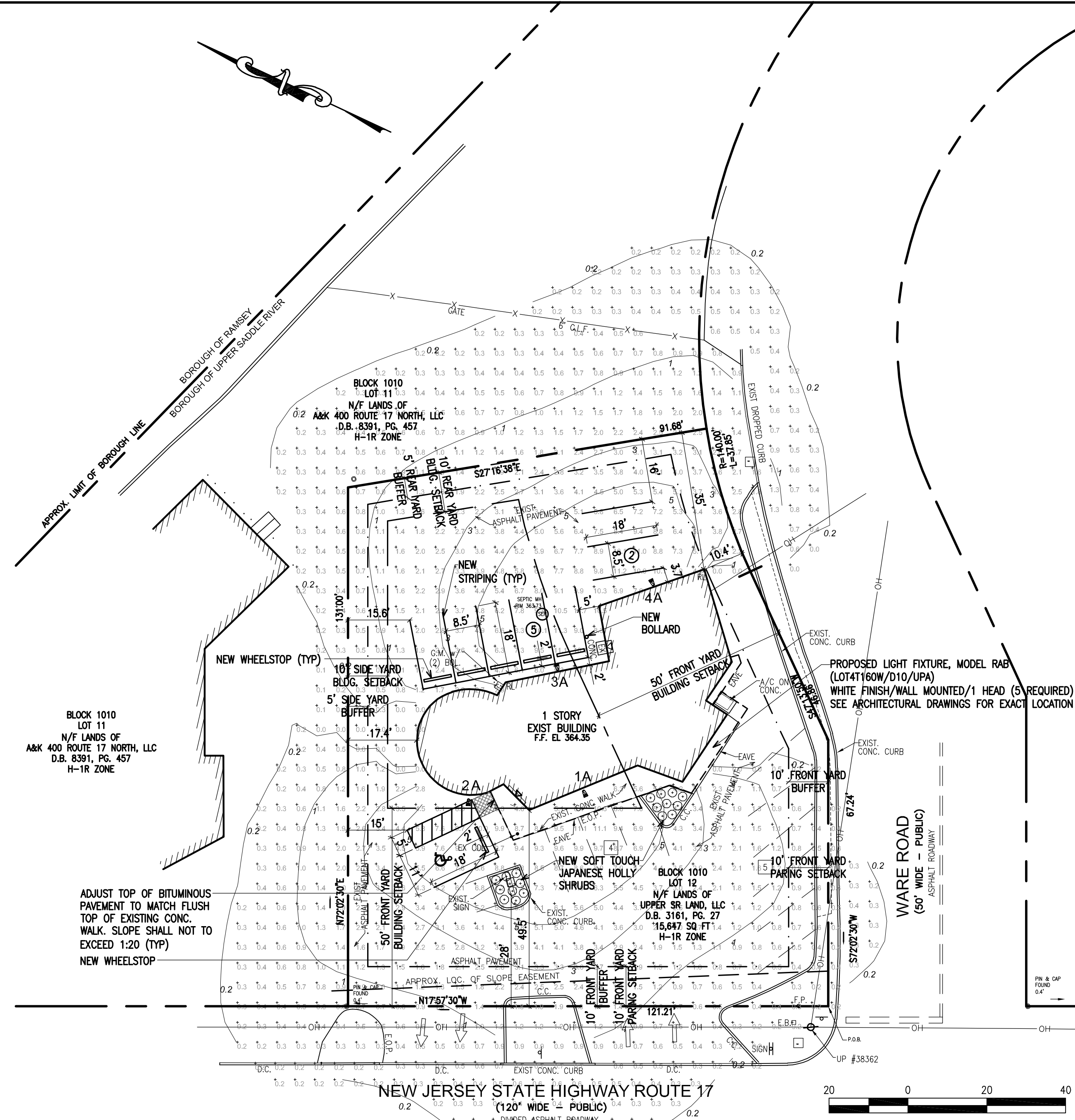
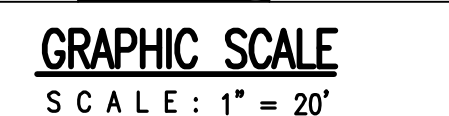


**EXISTING SITE PLAN**  
SCALE: 1"=20'



**PROPOSED SITE PLAN**  
SCALE: 1"=20'

**PLANT LIST**  
○ - SOFT TOUCH JAPANESE HOLLY,  
18 - 24" HT AT 2' O.C. (18 SHRUBS)



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 (10)	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))	11 SPACES (6)(7)(8)(9)	17 SPACES (11)
	15 + 2 = 17 SPACES TOTAL (8)(9)		

**NOTES:**

- EXISTING NON-CONFORMING CONDITIONS - LOT AREA EXIST. 15,647 SQ FT-22,500 SQ FT REQUIRED (§150-16.)
- EXISTING NON-CONFORMING CONDITIONS - LOT DEPTH EXIST. 139 FT-150 FT REQUIRED (§150-16.)
- EXISTING NON-CONFORMING CONDITIONS - FRONT YARD SETBACK EXIST. 10.4 FT-50 FT REQUIRED (§150-16.)
- EXISTING NON-CONFORMING CONDITIONS - SIDE OR REAR YARD BUFFER EXIST. 0 FT<5 FT REQUIRED (§150-16.)
- EXISTING NON-CONFORMING CONDITIONS - FRONT BUFFER EXIST. 0 FT<10 FT REQUIRED (§150-16.)
- EXISTING NON-CONFORMING CONDITIONS - PARKING SPACES EXIST. LESS THAN 10'x20' REQUIRED (§150-29-C.)
- EXISTING NON-CONFORMING CONDITIONS - PARKING SPACES EXIST. LESS THAN 10 FT REQUIRED FROM STREET LINE (§150-29-E.)
- EXISTING NON-CONFORMING 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
- 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' - 391.93' (LOWEST GRADE) = 21.58'
- WAIVER REQUIRED FOR PARKING STALL SIZE 8.5'x18' PROPOSED (§150-29-G.(3)), REQUIRED STALL SIZE 10'x20' (§150-29-C.)

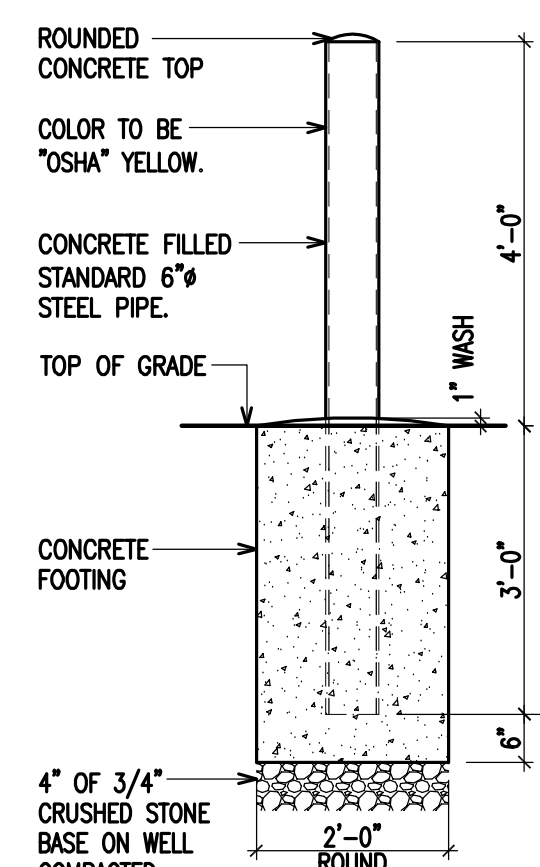
**REFERENCE NOTES:**

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.

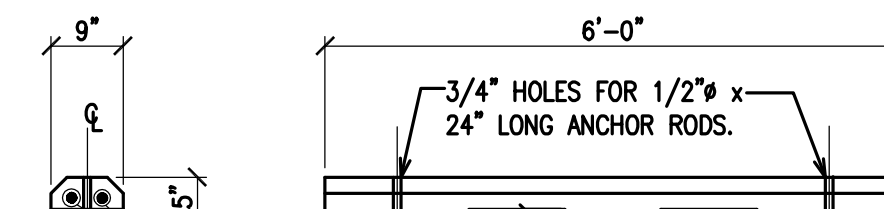
TOPOGRAPHIC & BOUNDARY INFORMATION PERTAINING TO SAID SITE WAS OBTAINED FROM DRAWING "ALTA/NSPS LAND TITLE SURVEY" PREPARED BY GALLAS SURVEYING GROUP, 2865 U.S. ROUTE 1, NORTH BRUNSWICK, NJ 08902, TEL# 732-422-6700. SIGNED BY GREGORY GALLAS NJPLS, #36244 (DATED 03/29/2022)

Units	Avg	Max	Min	Description
Fc	0.06	1.3	0.0	Readings taken at 0'-0" AFG
Fc	2.17	11.3	0.0	Readings taken at 0'-0" AFG

Symbol	Qty	Tag	Label	Arrangement	LLF	Description
	4	A	LOT4T160W-D10-UPA	Single	1.000	Type IV Universal Pole Mount (17" Above Finished Grade)



**TYPICAL BOLLARD DETAIL**  
SCALE: 1/2"=1'-0"



**CONC. WHEELSTOP DETAIL**  
SCALE: 1/2"=1'-0" SEE SITE PLAN FOR LOCATIONS

**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING SETBACK	---	---
DRAINAGE PIPE	D	D
CATCH BASIN	C	C
DRAINAGE M.H.	M	M
SANITARY SEWER LINE	S	S
SANITARY SEWER M.H.	S	S
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
FIRE HYDRANT	H	H
WATER VALVE	V	V
PAVEMENT	P	P
CONCRETE CURB	C	C
SPOT ELEVATION	+10.0'	+10.0'
LIGHT FIXTURE	L	L
INV	---	---
RIM	---	---

Date	Issue	Description
03-25-2022	A	FOR CONCEPTUAL REVIEW MEETING
07-07-2022	B	FOR CLIENT REVIEW
07-15-2022	C	FOR PLANNING BOARD FILING AND APPROVAL

Consultants

Project

**PROPOSED**



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

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Steven Napolitano, PE  
Robert G. Nocella, AIA

*Steven Napolitano*

Cert./Lic. No. 41969  
Date 03-08-22 Scale 1"=20'-0"  
Drawn By AS Checked By SN  
Dwg. Title

**EXIST & PROPOSED SITE PLAN**

Work Order No. Dwg. No.

5515

Y-1