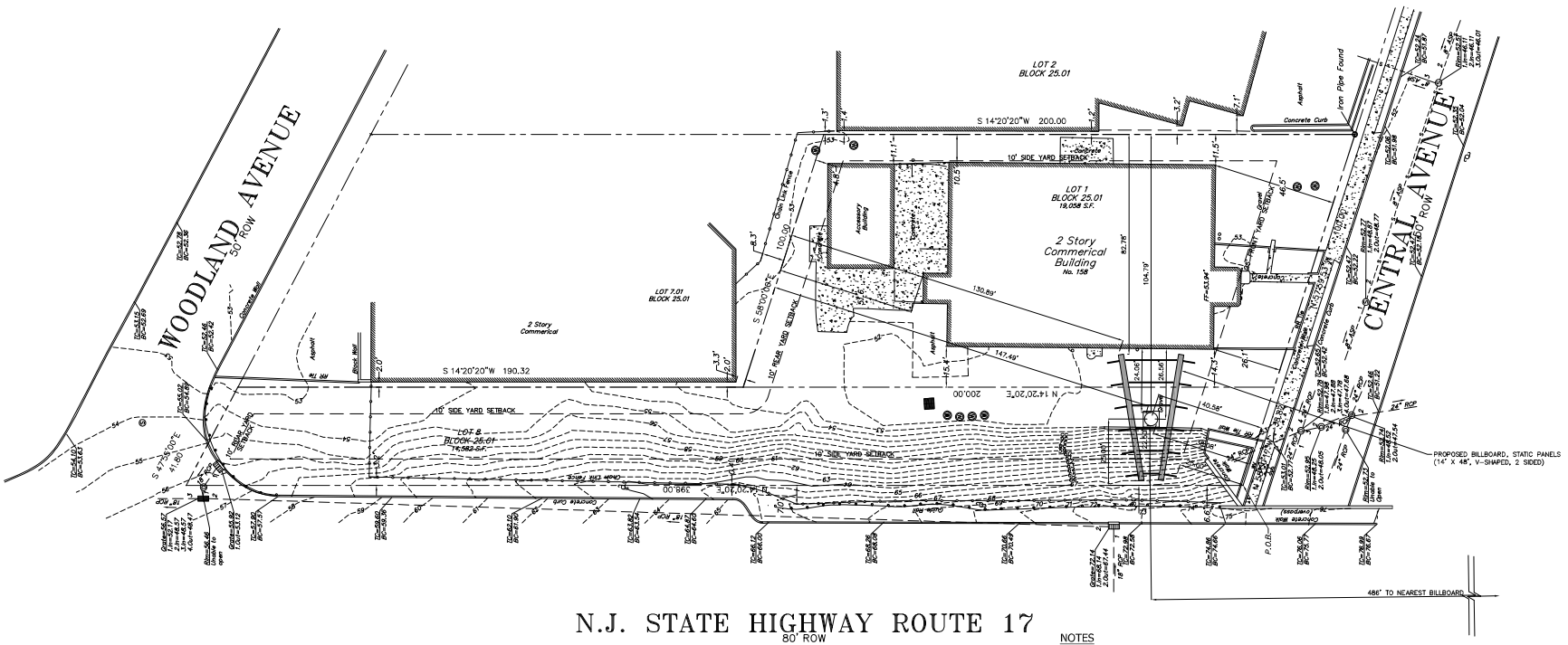

N.J. STATE HIGHWAY ROUTE 17
80' ROW

GENERAL NOTES

1. 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.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. THE PROPERTY SURVEY IS CONSIDERED A PART OF THESE PLANS.
4. 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.
5. SOLID WASTE TO BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
6. THE PROPERTY CORNERS MUST BE STAKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS AND FEATURES WHICH ARE TO REMAIN WHETHER SHOWN ON THE DRAWINGS OR NOT.
8. 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.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM CONSTRUCTION STAKE-OUT OF ALL BUILDINGS AND SITE IMPROVEMENTS.
10. 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.
11. 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.
12. 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.
13. 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.

NOTES

1. THIS PROJECT REFERENCES A SURVEY PREPARED BY:
   LAKELAND SURVEYING
   117 HIBERNIA AVENUE
   ROCKAWAY, NJ 07866
   973.625.5670 (PHONE)
   973.625.4121 (FAX)
   PROJECT NUMBER: 191614
2. PROPERTY LOCATION: BLOCK 25.01; LOT 1 & 8
3. PROPERTY ADDRESS: 158 CENTRAL AVENUE, ROCHELLE PARK, NJ 07662
4. LOT AREA: 33,640 SQ. FT. (±0.77 AC.)
5. EXISTING USE: LIGHT INDUSTRIAL
6. PROPOSED USE: LIGHT INDUSTRIAL/ADVERTISING BILLBOARD(STATIC) - **(VARIANCE)**

ZONING REQUIREMENTS

ZONE: IB - INDUSTRIAL BUSINESS DISTRICT	PERMITTED	EXISTING	PROPOSED	VARIANCE REQUIRED
MINIMUM LOT AREA (SF)	NO STANDARD	N/A	N/A	NO
MINIMUM LOT WIDTH (FT)	NO STANDARD	N/A	N/A	NO
MINIMUM LOT DEPTH (FT)	NO STANDARD	N/A	N/A	NO
MAXIMUM BUILDING COVERAGE (%)	60%	24.4%	24.4%	NO
MAXIMUM LOT COVERAGE (%)	NO STANDARD	N/A	N/A	NO
BUILDING				
MAXIMUM HEIGHT (STY./FT)	3 STY./36 FT	<3 STY./36 FT	<3 STY./36 FT	NO
MINIMUM FRONT YARD SETBACK (FT)	25 FT	26.1 FT	26.1 FT	NO
MINIMUM SIDE YARD SETBACK - ONE SIDE (FT)	10 FT	10.5 FT	10.5 FT	NO
MINIMUM SIDE YARD SETBACK - BOTH SIDES (FT)	20 FT	10.5 FT	10.5 FT	EN (NC)
SIDE CORNER LOT (FT)	NO STANDARD	N/A	N/A	NO
MINIMUM REAR YARD SETBACK (FT)	10 FT	51.6 FT	51.6 FT	NO
ACCESSORY BUILDING				
FRONT YARD	NOT PERMITTED	N/A	N/A	NO
MINIMUM SIDE YARD SETBACK (FT)	5 FT	11.1 FT	11.1 FT	NO
MINIMUM REAR YARD SETBACK (FT)	5 FT	4.8 FT	EN (NC)	
BILLBOARD				
MINIMUM FRONT YARD SETBACK (FT)	25 FT	N/A	25.00 FT	NO
MINIMUM SIDE YARD SETBACK - ONE SIDE (FT)	10 FT	N/A	1.80 FT	YES
MINIMUM SIDE YARD SETBACK - BOTH SIDES (FT)	20 FT	N/A	84.58 FT	NO
MINIMUM REAR YARD SETBACK (FT)	10 FT	N/A	130.89	NO

1. EN = EXISTING NON-CONFORMITY, NC = NO CHANGE
2. MAXIMUM HEIGHT INCLUDES ELEVATOR TOWERS AND ANY OTHER INSTALLATION ON THE ROOF OF THE BUILDING.
3. FOR AN IRREGULARLY SHAPED LOT, WITH SIDES THAT ARE NOT PARALLEL, THE AVERAGE WIDTH MAY BE TAKEN IN PLACE OF THE ACTUAL STREET FRONTAGE, PROVIDED THAT THE STRUCTURE SHALL BE SET BACK SO THE FRONT BUILDING LINE MEETS THE MINIMUM WIDTH.
4. WHEN A REAR LOT LINE ABUTS A RESIDENTIAL DISTRICT, THE MINIMUM REAR YARD SETBACK SHALL BE 25 FEET.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1" = 20'-0"

L2A LAND DESIGN, LLC
60 GRAND AVENUE
ENGLEWOOD, NJ 07631
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www.L2Alanddesign.com
New Jersey Certificate of Authorization No. 24GA28120600

7/22/19
William R. Vogt Jr., P.E. DATE
New Jersey Professional Engineer #24GE04690600

WARNING: COPIES OF THIS PLAN MAY DEPICT THE ENGINEER'S SEAL BUT MAY NOT BE AUTHORIZED BY THE PROFESSIONAL ENGINEER. IT MAY OR AUTHORIZED STATUS. CHECK WITH THE PROFESSIONAL ENGINEER TO DETERMINE IF THE COPIES ARE AUTHORIZED.

OWNER/APPLICANT:
SANDRA & JERRY CORPORATION
158 CENTRAL AVENUE
ROCHELLE PARK, NJ 07662

SURVEYOR:
LAKELAND SURVEYING
117 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.625.5670 (PHONE)
973.625.4121 (FAX)

NO.	REVISION	DATE

Previous Editions Obsolete

PROJECT TITLE & LOCATION:
PROPOSED BILLBOARD
158 CENTRAL AVENUE
ROCHELLE PARK, BERGEN COUNTY, NJ
BLOCK: 25.01
LOT: 1 & 8
TAX MAP: 2

DRAWING TITLE:
SITE PLAN

SCALE:	REFER TO PLAN
DATE:	7/22/19
DESIGNED:	AM
APPROVED:	WRV
L2A PROJ. No.:	1901.118
DRAWING No.:	C-02

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