

SCALE: 1" = 200'

NOTES:
 1. PROPERTY OWNER'S PROPERTY KNOWN AND DESIGNATED AS LOT 7 IN BLOCK 1709 AS SHOWN ON THE CURRENT TAX MAP OF THE BOROUGH OF ALLENDALE.
 2. OWNER/APPLICANT: PARK & IVY PROPERTIES, LLC
 3. PROPERTY LOCATED IN THE "C-1" CENTRAL BUSINESS ZONE.
 4. ZONING DATA:

CRITERIA:	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ. FT.)	14,325	15,128	15,128
MIN. LOT WIDTH (FT.)	30.00	30.00	30.00
MIN. LOT DEPTH (FT.)	152.84	152.84	152.84
MIN. LOT FRONTAGE (FT.)	142.00	142.00	142.00
MIN. REAR YARD SETBACK - CENTER OF PARK AVE (FT.)	42	42	42
MIN. SIDE YARD - OTHER (FT.)	10	10	10
MIN. REAR YARD (FT.)	24	24	24
MIN. REAR YARD (FT.) - OTHER (FT.)	10	10	10
MAX. IMPERVIOUS COVERAGE (%)	25	25	25
MIN. PARKING SPACES (PER 100 SF GROSS FLOOR AREA)	10	10	10
MIN. PARKING STALL SIZE (FT. X FT.)	10 X 20	10 X 20	10 X 20
MIN. PARKING AISLE WIDTH (FT.)	25	25	25

NA DENOTES NOT APPLICABLE
 (C) DENOTES EXISTING NON CONFORMITY
 (U) DENOTES UNDESIRABLE USES
 (R) DENOTES RESIDENTIAL ZONING
 (M) DENOTES MIXED USE ZONING
 (C) TAKEN FROM ARCHITECT'S PLAN
 (S) MIN. PARKING SPACES (10-15 BEDROOM UNIT + 2.4) + (4-2 BEDROOM UNITS) x 2.3 = 11.6
 (P) PROPOSED 5 GARAGE DRIVEWAY COMBOS + 6 ON STREET PARKING SPACES
 (C) COMPLETS WITH RIS (8' x 18' MIN.)

5. EXISTING IMPERVIOUS AREA (S.F.) = 14,325 SF (0.327 AC) (INCLUDES 2.2-2.28% OF (GRASS) AREA)
 PROPOSED IMPERVIOUS AREA (S.F.) = 3,010 SF (0.689 AC)
 PROPOSED DECREASE IN IMPERVIOUS AREA (S.F.) = 11,315 SF (0.258 AC)

6. LOCATION OF UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS. IF THERE ARE ANY UNLabeled UTILITIES, CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER AND THE COUNTY ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY RECORDS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RECORDS FOR ALL UNDERGROUND UTILITIES AND STRUCTURES LIMITED TO LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RECORDS FOR ALL UNDERGROUND UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RECORDS FOR ALL UNDERGROUND UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RECORDS FOR ALL UNDERGROUND UTILITIES AND STRUCTURES.

7. ALL CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS AND REGULATIONS OF THE BOROUGH OF ALLENDALE, THE COUNTY OF BERGEN, AND ADA REGULATIONS.
 8. CONTRACTOR SHALL NOTIFY THE BERGEN COUNTY DEPARTMENT OF PUBLIC WORKS (MR. GARY HEMMER AT 201-396-8610) AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RECORDS FOR ALL UNDERGROUND UTILITIES AND STRUCTURES.

9. CONTRACTOR SHALL CALL GARDEN STATE LOCATION SERVICE (1-800-547-1000) IN ACCORDANCE WITH STATUTORY REQUIREMENTS.
 10. SOIL LOGS AND PERCOLATION TESTS ARE TO BE PERFORMED AT THE LOCATIONS OF THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RECORDS FOR ALL UNDERGROUND UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RECORDS FOR ALL UNDERGROUND UTILITIES AND STRUCTURES.

11. ALL EXISTING STRUCTURES ON SITE SHALL BE DEMOLISHED/REMOVED.
 12. PERMITS SHALL BE OBTAINED IN ACCORDANCE WITH ALLENDALE FIRE DEPARTMENT.
 13. AN AS-BUILT SURVEY IS TO BE PREPARED UPON COMPLETION OF SITE IMPROVEMENTS.
 14. ALL TRAFFIC SIGNS MUST CONFORM TO THE MANUF. ON FACE DESIGN AND CONSTRUCTION TO THE SPECIFICATIONS FOUND IN THE MANUAL ON UNIFORM CONTROL DEVICES, U.S.D.O.T. 2003 EDITION, LATEST REVISIONS. ALL TRAFFIC SIGNS SHALL BE FABRICATED OF FLAT ALUMINUM SHEETS AND SHALL BE COVERED WITH TYPE X (DIAMOND GRADE CURBED) HIGH-ANGLE HIGH PERFORMANCE GLASS BEAD SURFACING. SIGNS SHALL BE MOUNTED ON REFLECTIVE POSTS AND SHALL BE COVERED WITH TYPE X (DIAMOND GRADE CURBED) HIGH-ANGLE HIGH PERFORMANCE GLASS BEAD SURFACING.

15. FIRE LANES ARE TO BE SIGNED AND STRIPPED IN ACCORDANCE WITH ALLENDALE FIRE DEPARTMENT.
 16. PROPOSED AREA OF DISTURBANCE = 430,300 SF OR 0.47 AC.
 17. LOCATION OF PERMETER FENCE IS APPROXIMATE PRIOR TO CONSTRUCTION THE EXISTING PERMETER FENCE TO BE EVALUATED WITH BOROUGHS ENGINEER AND FENCE LOCATION IS TO BE ADJUSTED AS NECESSARY.

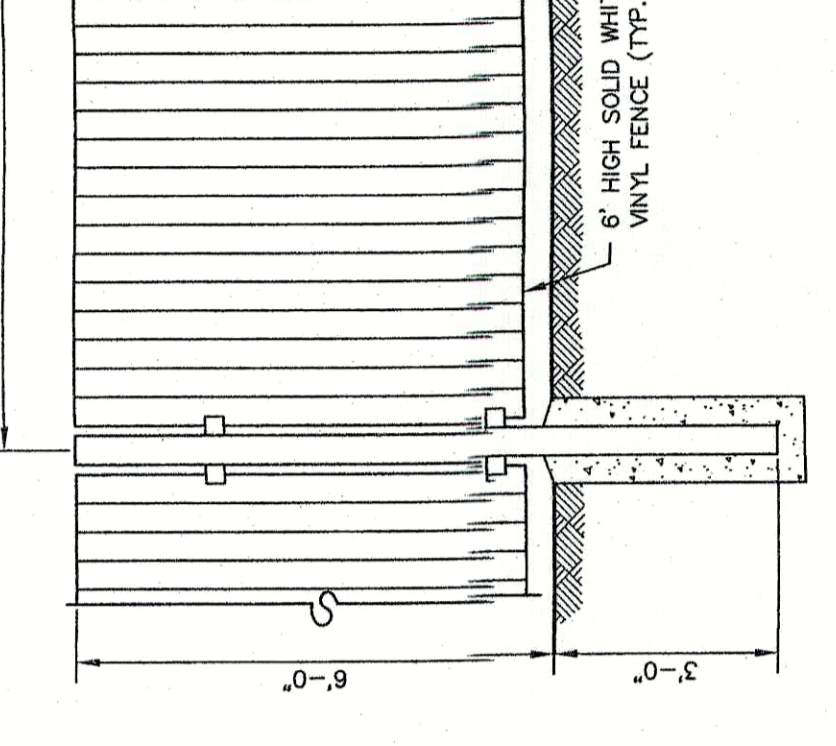
DATE	REVISION	REVISED PER ARCHITECT'S PLAN	PL	BY
6-1-21				
4-15-21				

SITE PLAN

PARK & IVY PROPERTIES LLC
 FOR
 BLOCK 1709 LOT 7
 ALLENDALE BERGEN COUNTY NEW JERSEY

LAPATKA ASSOCIATES, INC.
 12 ROUTE 17 NORTH, SUITE 230
 ALLENDALE, NJ 07011
 (201) 387-1000
 E.N.G. ARCHITECTS - LANDSCAPE ARCHITECTS - SURVEYORS

PROJECT NO. 18-110
 SHEET NO. 1 of 5
 DATE 3-26-21
 SCALE 1"=200'
 DRAWN BY J.L.S. / CHECKED BY J.L.S. / DESIGNED BY J.L.S. / PROJECT NO. 18-110



6' HIGH SOLID WHITE VINYL FENCE DETAIL
 N.T.S.

APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF ALLENDALE

DATE _____

CHAIRMAN _____

SECRETARY _____

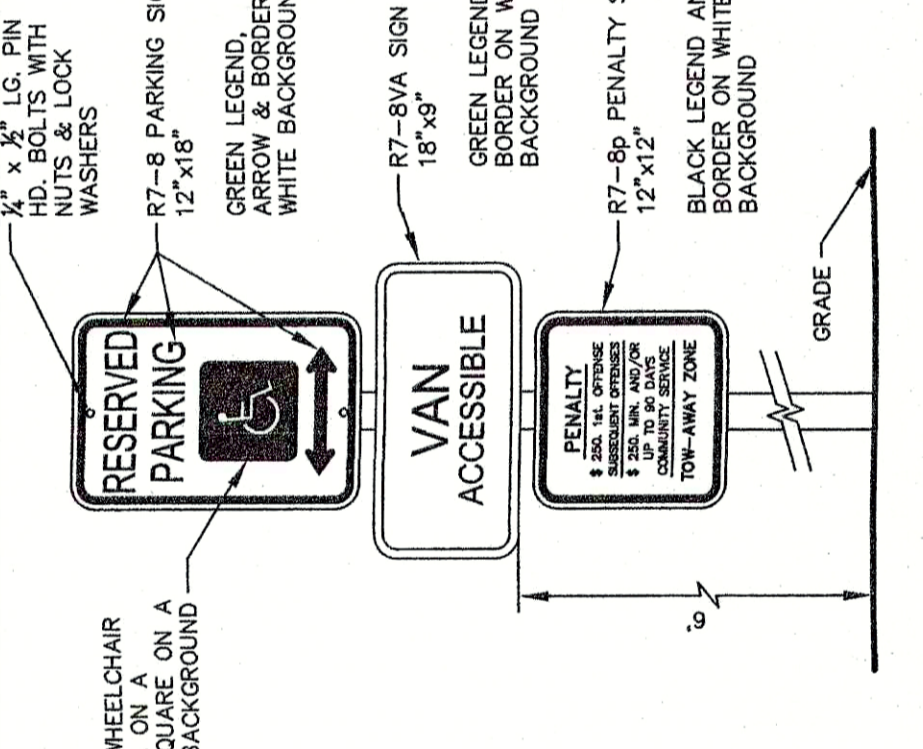
BOROUGH ENGINEER _____



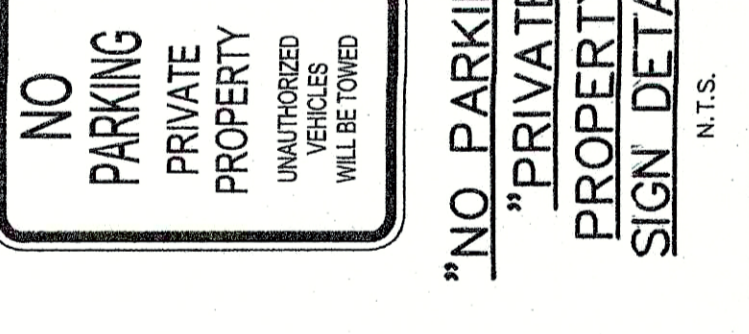
"STOP" SIGN DETAIL
 N.T.S.



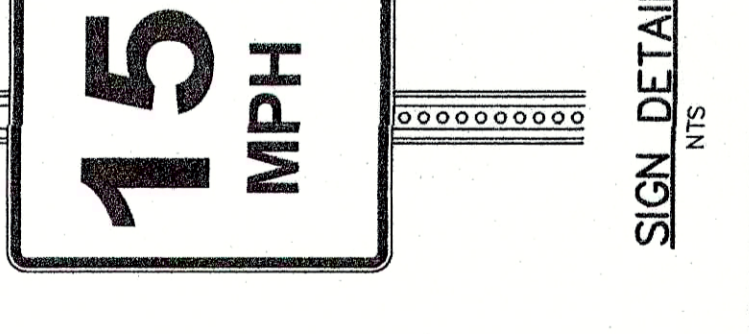
"CAUTION HIDDEN DRIVEWAY" SIGN DETAIL
 N.T.S.



TRAFFIC SIGN LEGEND:
 PROP. SIGN NO. 1 "STOP" MULTICOLOR R1-1
 PROP. SIGN NO. 2 "RESERVED PARKING" WITH VAN & PENALTY TAGS MULTICOLOR R7-8, R7-8P, R7-8VA



"NO PARKING" PRIVATE PROPERTY UNAUTHORIZED UNAUTHORIZED VEHICLES FORCED SIGN DETAIL
 N.T.S.



15 MPH SIGN DETAIL
 N.T.S.

PROPERTY OWNERS WITHIN 200 P.O.

BLK.	LOT	OWNER	BLK.	LOT	OWNER
1709	1	.../...	1709	101	...
1709	2	...	1709	102	...
1709	3	...	1709	103	...
1709	4	...	1709	104	...
1709	5	...	1709	105	...
1709	6	...	1709	106	...
1709	7	...	1709	107	...
1709	8	...	1709	108	...
1709	9	...	1709	109	...
1709	10	...	1709	110	...
1709	11	...	1709	111	...
1709	12	...	1709	112	...
1709	13	...	1709	113	...
1709	14	...	1709	114	...
1709	15	...	1709	115	...
1709	16	...	1709	116	...
1709	17	...	1709	117	...
1709	18	...	1709	118	...
1709	19	...	1709	119	...
1709	20	...	1709	120	...
1709	21	...	1709	121	...
1709	22	...	1709	122	...
1709	23	...	1709	123	...
1709	24	...	1709	124	...
1709	25	...	1709	125	...
1709	26	...	1709	126	...
1709	27	...	1709	127	...
1709	28	...	1709	128	...
1709	29	...	1709	129	...
1709	30	...	1709	130	...
1709	31	...	1709	131	...
1709	32	...	1709	132	...
1709	33	...	1709	133	...
1709	34	...	1709	134	...
1709	35	...	1709	135	...
1709	36	...	1709	136	...
1709	37	...	1709	137	...
1709	38	...	1709	138	...
1709	39	...	1709	139	...
1709	40	...	1709	140	...
1709	41	...	1709	141	...
1709	42	...	1709	142	...
1709	43	...	1709	143	...
1709	44	...	1709	144	...
1709	45	...	1709	145	...
1709	46	...	1709	146	...
1709	47	...	1709	147	...
1709	48	...	1709	148	...
1709	49	...	1709	149	...
1709	50	...	1709	150	...
1709	51	...	1709	151	...
1709	52	...	1709	152	...
1709	53	...	1709	153	...
1709	54	...	1709	154	...
1709	55	...	1709	155	...
1709	56	...	1709	156	...
1709	57	...	1709	157	...
1709	58	...	1709	158	...
1709	59	...	1709	159	...
1709	60	...	1709	160	...
1709	61	...	1709	161	...
1709	62	...	1709	162	...
1709	63	...	1709	163	...
1709	64	...	1709	164	...
1709	65	...	1709	165	...
1709	66	...	1709	166	...
1709	67	...	1709	167	...
1709	68	...	1709	168	...
1709	69	...	1709	169	...
1709	70	...	1709	170	...
1709	71	...	1709	171	...
1709	72	...	1709	172	...
1709	73	...	1709	173	...
1709	74	...	1709	174	...
1709	75	...	1709	175	...
1709	76	...	1709	176	...
1709	77	...	1709	177	...
1709	78	...	1709	178	...
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1709	80	...	1709	180	...
1709	81	...	1709	181	...
1709	82	...	1709	182	...
1709	83	...	1709	183	...
1709	84	...	1709	184	...
1709	85	...	1709	185	...
1709	86	...	1709	186	...
1709	87	...	1709	187	...
1709	88	...	1709	188	...
1709	89	...	1709	189	...
1709	90	...	1709	190	...
1709	91	...	1709	191	...
1709	92	...	1709	192	...
1709	93	...	1709	193	...
1709	94	...	1709	194	...
1709	95	...	1709	195	...
1709	96	...	1709	196	...
1709	97	...	1709	197	...
1709	98	...	1709	198	...
1709	99	...	1709	199	...
1709	100	...	1709	200	...

SURVEY NOTES AND REFERENCES:
 1. SURVEY INFORMATION SHOWN TAKEN FROM A CERTAIN MAP ENTITLED, "BOUNDARY & SURVEY INFORMATION FOR BLOCK 1709, LOT 9, ALLENDALE, BERGEN COUNTY, NEW JERSEY," DATED 05-26-2014, BY LARRY ASSON, INC. DATED 05-14-16.
 2. ELEVATIONS SHOWN HEREIN ARE IN NAVD 1988 DATUM.

APPROVED BY THE COUNTY PLANNING BOARD
 County of Bergen, New Jersey

ATTESTED TO BY: _____ DATE: _____