

### GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
  - BOUNDARY & TOPOGRAPHY SURVEY
  - BLUE MARSH ASSOCIATES, INC.
  - 1541 ROUTE 37 EAST, SUITE B
  - TOWNSHIP OF WYCKOFF
  - BERGEN COUNTY, NJ
  - PROJECT NO. 21-5-404
  - DATED 11/19/21
- APPLICANT/OWNER: UB WYCKOFF 1, LLC
- PARCEL DATA: BLOCK 391, LOT 42.01; 525 CEDAR HILL AVENUE (CR 93 II) & BLUM COURT
- ZONE: ZONE B-2 (NEIGHBORHOOD BUSINESS ZONE)
- EXISTING USE: RETAIL SHOPPING CENTER (PERMITTED USE) (§ 186-12.A)
- PROPOSED USE: RETAIL SHOPPING CENTER (PERMITTED USE) (§ 186-12.A)
- SCHEDULE OF ZONING REQUIREMENTS (§ 186 ATTACHMENT 1)

ZONE REQUIREMENT	ZONE B-2	EXISTING	PROPOSED
MINIMUM LOT AREA	6,000 SF	225,859 SF (5.185 AC)	225,859 SF (5.185 AC)
MINIMUM LOT WIDTH	60 FT	170.3 FT	170.3 FT
MINIMUM LOT DEPTH	60 FT	1202.3 FT	1202.3 FT
MINIMUM LOT FRONTAGE	100 FT	170.3 FT	170.3 FT
MINIMUM FRONT YARD SETBACK	20 FT	81.0 FT	81.0 FT
MINIMUM REAR YARD SETBACK	20 FT	N/A	N/A
MINIMUM SIDE YARD SETBACK	12 FT	39.2 FT	39.2 FT
MINIMUM REAR YARD SETBACK (ACCESSORY BUILDING)	20 FT	N/A	N/A
MINIMUM SIDE YARD SETBACK (ACCESSORY BUILDING)	12 FT	N/A	13.2 FT
MINIMUM BUILDING HEIGHT	35 FT/2.5 STOREYS	45.7 FT (E)	45.7 FT (E)
MAXIMUM LOT COVERAGE (BY BUILDINGS & CANOPIES)	75%	17.2% (38,900 SF)	17.2% (38,900 SF)
MAXIMUM IMPERVIOUS COVERAGE	N/S	85.8% (193,831 SF)	85.5% (193,257 SF)
MINIMUM HABITABLE FLOOR AREA	600 SF	38,900 SF	38,900 SF
MINIMUM BUFFER AREA	15 FT	14.3 FT (E)	14.3 FT (E)

N/S: NOT STANDARD N/A: NOT APPLICABLE (V): VARIANCE (E): EXISTING NON-COMFORMANCE

NOTE: THE EXISTING IMPERVIOUS AREA IS 193,831 SF. THE PROPOSED IMPERVIOUS AREA IS 193,257 SF AND THE NET IMPERVIOUS AREA IS -574 SF.

**NO BUILDING ADDITIONS ARE PROPOSED**

### PARKING CALCULATION:

**BANKS & FINANCIAL INSTITUTIONS:**  
CHASE BANK: [(11,500 SF)X(1/250 SF OFFICE AREA)] + [(11,500 SF)X(1/200 SF CUSTOMER SERVICE AREA)] = 13.50 SPACES  
MUTUAL WEALTH MANAGEMENT: [(11,500 SF)X(1/250 SF OFFICE AREA)] = 6.00 SPACES

**AEROBIC/GYM FACILITY:**  
[(11,760 SF)X(1/100 SF OF GFA)] + [(11,760 SF)X(1/250 SF OFFICE AND SUPPORT AREAS)] = 24.64 SPACES

**BARBERSHOPS AND BEAUTY SALONS:**  
(45,020 SF)X(1/200 SF OF GFA) = 25.10 SPACES

**DRUGSTORES:**  
(115,960 SF)X(1/150 SF OF GFA) = 106.64 SPACES

**EATING AND DRINKING ESTABLISHMENTS WITH NO ON-SITE CONSUMPTION:**  
(45,260 SF)X(1/150 SF OF GFA) = 35.07 SPACES

**FOOD STORES, RETAIL:**  
(11,200 SF)X(1/150 SF OF GFA) = 8.00 SPACES

**OFFICES:**  
(1,1605 SF)X(1/250 SF OF GFA) = 6.42 SPACES

**RETAIL SALES AND SERVICES:**  
(42,520 SF)X(1/200 SF OF GFA) = 12.60 SPACES

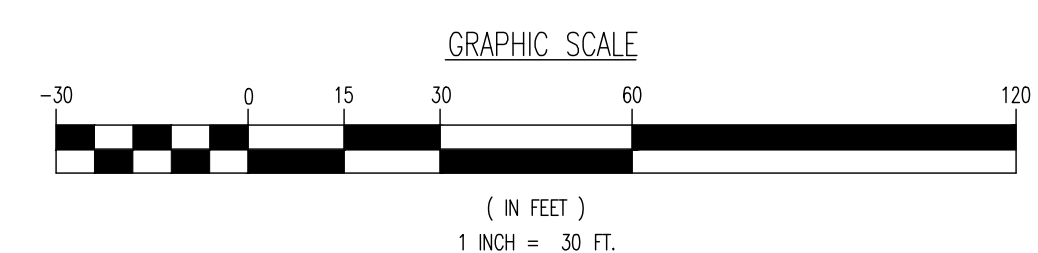
**OTHER BUSINESS USES:**  
(33,785 SF)X(1/200 SF OF GFA) = 18.93 SPACES

TOTAL SPACES REQUIRED = 256.66 OR 257 SPACES  
TOTAL SPACES EXISTING = 239 SPACES (E)  
TOTAL SPACES PROPOSED = 250 SPACES (E)

**BERGEN COUNTY PLANNING BOARD APPROVAL**

APPROVED BY THE COUNTY PLANNING BOARD  
COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY: \_\_\_\_\_ DATE: \_\_\_\_\_



**DYNAMIC ENGINEERING**

LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

**TITLE:** TRASH ENCLOSURE/LANDSCAPE EXHIBIT (OPTION 1)

**PROJECT:** UB WYCKOFF 1, LLC  
PROPOSED PARKING IMPROVEMENTS  
BLOCK 391, LOT 42.01  
525 CEDAR HILL AVENUE (CR 93 II) & BLUM COURT  
TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY

**DESIGNED BY:** DJB  
**DESIGNED BY:** MPD  
**CHECKED BY:** JEH  
**CHECKED BY:** JEH

**JAMES E. HENRY** PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 49266

**MATTHEW J. BERSCH** PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 54522

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OF 2

Plotted: 08/31/22 - 9:47 AM, By: aboyd, Product Ver: 24.1s (LMS Tech) - Project: 0900 - UB WYCKOFF 1, LLC  
 File: P:\BCEPC PROJECTS\0900 Unstact Bldge Properties Inc\99-006 Wyckoff\DWG\Exhibits (Misc)\Trash Enclosure Exhibits\09000900EXHIBIT.dwg, ---> TRASH ENCLOSURE EXHIBIT - OPTION 1