



KEY MAP
Scale: 1"=2000'

GENERAL NOTES:

- 1) Site information shown hereon is based on a map entitled "Topographic Survey Of Property At 60 Webro Road, City Of Clifton, N.J., County Of Passaic revised 09/24/12 as prepared by Rigg Associates, P.A.
- 2) The proposed building shown hereon is based on plans entitled "Addition To Drive, 60 Webro Road, Clifton, N.J." dated 12/14/12 as prepared by George A. Heid & Associates.
- 3) The subject property is located in Zone M-2 General Industrial and contains 130,678 S.F. or 3.00 acres.
- 4) Copies of this map not having the embossed seal of the Professional Engineer and the Professional Land Surveyor shall not be valid.
- 5) It is the responsibility of the owner and/or contractor to verify they are using the correct plans for construction. The Plans should contain signed approval blocks by the appropriate officials, the signature of the professional and the raised seal of the professional affixed thereon.
- 6) Design professionals shown hereon may not be observing construction or installation. Conformance with design specifications is the responsibility of the owner and/or contractor.
- 7) Based on a report entitled "Wetlands/Transition Area/Riparian Zone Investigation 60 Webro Road, Block 55.14, Lot B, City of Clifton, Passaic County, N.J." dated September 25, 2012 as prepared by Environmental Technology, Inc. there are no areas within the proposed area of disturbance which are classified as freshwater wetlands or transition areas. No portion of the proposed project lies within a riparian zone.
- 8) As per the Flood Insurance Rate Map, Passaic County, New Jersey Panel No. 256 Of 278 dated September 28, 2007, the property is located in Zone X, areas determined to be outside the 0.2% annual chance flood.
- 9) Utility connections for the proposed addition shall be made through the existing building.
- 10) Any curbs and/or sidewalks damaged during construction shall be repaired at the direction of the City Engineer.
- 11) A safety fence shall be installed atop retaining walls greater than 4' in height in accordance with NJUCC requirements.
- 12) All materials and refuse shall be stored within the building.
- 13) Areas of damaged curb, sidewalk & concrete apron along the property frontage shall be repaired at the direction of the City Engineer.

ZONING REQUIREMENTS
ZONE M-2 GENERAL INDUSTRIAL

| Description | Required | Existing | Proposed |
|----------------------------------|-------------|--------------|--------------|
| Minimum Lot Area | 10,000 S.F. | 130,678 S.F. | 130,678 S.F. |
| Minimum Lot Width | 100 Ft. | 134.0 Ft. | 134.0 Ft. |
| Minimum Lot Depth | 90 Ft. | 500.7 Ft. | 500.7 Ft. |
| Minimum Front Yard Setback | 20 Ft. | 49.2 | 49.2 |
| Minimum Side Yard Setback - Each | 15 Ft. | 30.1 Ft. | 15.6 Ft. |
| Minimum Rear Yard Setback | 15 Ft. | 173.4 Ft. | 21.3 Ft. |
| Maximum Building Height | 4 Stories | 1 Story | 1 Story |
| Maximum Building Height | 40 Ft. | 18.3 Ft. | 27.3 Ft. |
| Maximum Lot Coverage | 60% | 32.3% | 49.1% |

■ Indicates Variance Condition * Indicates Pre-Existing Non-Conforming Condition

VARIANCES REQUIRED:

- Section 461-60.M: Parking areas required to be curbed where existing parking areas are not curbed. No change proposed.
- Section 461-60.N: A minimum of 20 SF of interior parking lot landscaping shall be provided for each parking space where no interior landscaping is existing or proposed.
- Section 461-60.1.A: Required 61 parking spaces where 56 spaces are proposed.
- Section 461-60.1.B: Required 6 loading spaces where 5 are proposed.

| | | |
|----------|----------|---------------------------------------|
| 02/15/13 | SRT | Removed retaining wall, added Note 13 |
| DATE | DRAWN BY | CHK'D. BY |
| | | REVISION |

SITE PLAN FOR PROPERTY AT
60 WEBRO ROAD

City of Clifton, N.J. County of Passaic
Scale: 1"=20'

TAX MAP LOT 8, BLOCK 55.14
TAX MAP SHEET NO. 55
ZONE M-2 GENERAL INDUSTRIAL

SITE LAYOUT

RIGG ASSOCIATES, P.A.
1000 Monte Avenue, Glen Rock, N.J. 07452
Tel. (201) 445-8888 Fax (201) 445-8526
www.RiggAssociates.com

Bruce D. Rigg - Professional Engineer & Land Surveyor
N.J. Reg. No. GR22720 - Prof. Planner N.J. No. 2015

BUILDING HEIGHT:

EXISTING:
Average Grade Elevation
Along Sides of Building = 123.4'
Roof Peak Elevation = 141.7'
Building Height = 18.3 Feet

PROPOSED:
Average Grade Elevation
Along Sides of Building = 124.3'
Roof Peak Elevation = 151.6'
Building Height = 27.3 Feet

IMPERVIOUS CALCULATIONS:

Existing
Building = 42,210 S.F.
Canopy = 2,508 S.F.
Macadam = 21,745 S.F.
Concrete, Steps, Etc. = 1,172 S.F.
Gravel = 7,555 S.F.
Total = 72,692 S.F.

Proposed
Building = 64,146 S.F.
Canopy = 2,508 S.F.
Macadam = 33,420 S.F.
Concrete, Steps, Etc. = 982 S.F.
Total = 101,036 S.F.

PARKING REQUIREMENTS:

OFFICE:
Required 1 Space Per 200 S.F.
6,309 S.F. / 200 = 31.5 Spaces

FACTORY/WAREHOUSE:
Required 1 Space Per 2 Employees But Not
Less Than 1 Space per 2,000 S.F.
45 Employees / 2 = 22.5 Spaces
59,096 S.F. / 2,000 = 29.5 Spaces
Total Spaces Required = 51
Total Spaces Provided = 56

LOADING SPACE REQUIREMENTS:

FACTORY/WAREHOUSE:
Required 1 Space For Each 10,000 S.F. In
Excess Of First 7,500 S.F.
(59,096 S.F. - 7,500) / 10,000 = 5.2 Spaces
Total Spaces Required = 8
Total Spaces Provided = 5

