

PRELIMINARY AND FINAL SITE PLAN

FOR OUTFRONT MEDIA, LLC PROPOSED OFF PREMISE MULTIMESSAGE ADVERTISING SIGN

BLOCK 4703, LOT 10; TAX MAP SHEET #47 - LATEST REV. DATED 10-01-90
500 N.J.S.H. ROUTE 17
VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

PROPERTY OWNER

VILLAGE OF RIDGEWOOD
131 N. MAPLE AVE.
RIDGEWOOD, NJ 07450

RUSO FAMILY LP C/O S. RUSSO
27 N. BROAD STREET
RIDGEWOOD, NJ 07450

607 FRANKLIN REALTY LLC
805 11TH AVE APT 5H
PATERSON, NJ 07514

OLD CROSSROADS REALTY LLC
609 FRANKLIN TPKE
RIDGEWOOD, NJ 07450

BERGEN CONVENIENCE FLAGSHIP, INC.
490 ROUTE 17 SOUTH
RIDGEWOOD, NJ 07450

RAYMOND, JOSEPH
589 FRANKLIN TPKE
RIDGEWOOD, NJ 07450

AK REALTY LLC
545 RT 17 SOUTH
RIDGEWOOD, NJ 07450

SOCIETY OF THE VALLEY HOSPITAL, INC.
223 N. VAN DIEN AVE.
RIDGEWOOD, NJ 07450

WARD, DAVID P.
542 W. SADDLE RIVER RD
RIDGEWOOD, NJ 07450

ROOMY REALTY LLC C/O DR. BENTOLLA
615 FRANKLIN TPKE
RIDGEWOOD, NJ 07450

MARTICEK, LINDA & VINCENT
512 W. SADDLE RIVER RD
RIDGEWOOD, NJ 07450

ALSO TO BE NOTIFIED

PUBLIC SERVICE ELECTRIC & GAS CO.
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA, 16B
NEWARK, NJ 07102

VERIZON NJ INC
MARK BOCCHERI, DIRECTOR - EXTERNAL AFFAIRS
25 MAIN STREET
HACKENSACK, NJ 07601

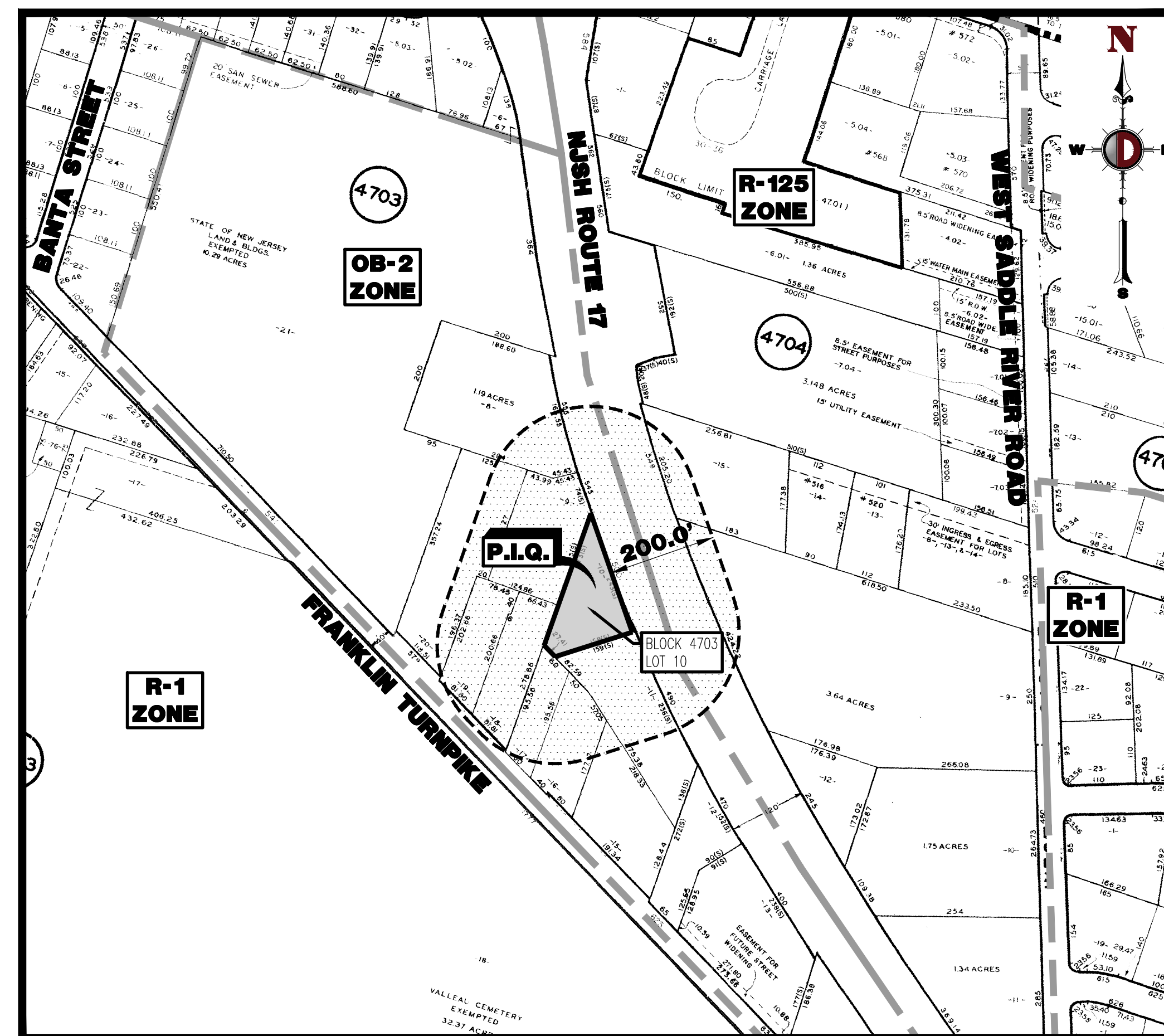
RIDGEWOOD WATER DEPARTMENT
DIRECTOR'S OFFICE
131 N. MAPLE AVENUE
RIDGEWOOD, NJ 07451

ENGINEERING DIVISION
COLLECTION SYSTEM OPERATIONS
131 N. MAPLE AVENUE
RIDGEWOOD, NJ 07451

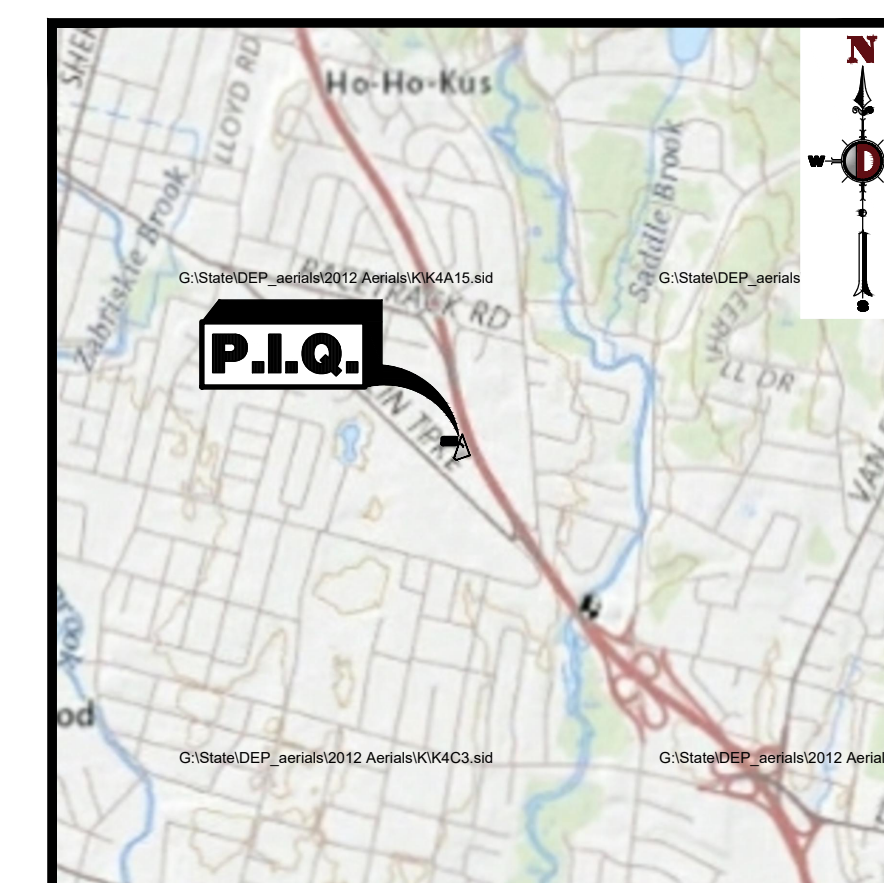
CABLEVISION
40 POTASH ROAD
OAKLAND, NJ 07436

BERGEN COUNTY PLANNING BOARD
ONE BERGEN COUNTY PLAZA
HACKENSACK, NJ 07601-7000

NJ DEPARTMENT OF TRANSPORTATION
1035 PARKWAY AVENUE
TRENTON, NJ 08625



AREA MAP
1" = 200'

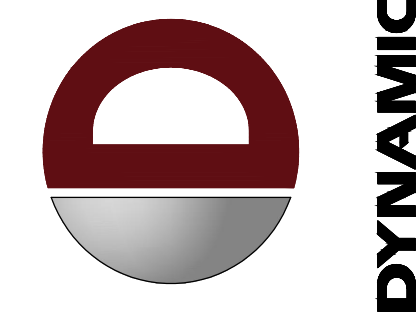


KEY MAP
1" = 2000'

DRAWING INDEX	
COVER SHEET	1 of 3
AREA MAP	2 of 3
SITE PLAN	3 of 3

ZONING BOARD OF ADJUSTMENT APPROVAL	
APPROVED AT THE ZONING BOARD OF ADJUSTMENT OF THE XXXX, XXXX	XXXX
CHAIRPERSON	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
50 PARK PLACE - MEZZANINE LEVEL
NEWARK, NJ 07102
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<p style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 8px;">THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 8px;">PROJECT: OUTFRONT MEDIA, LLC PROPOSED OFF PREMISE MULTIMESSAGE ADVERTISING SIGN BLOCK 4703, LOT 10 500 N.J.S.H. ROUTE 17 VILLAGE OF RIDGEWOOD, BERGEN COUNTY, NEW JERSEY</p>
DRAWN BY: ACV/ARR CHECKED BY: BMS DATE:	REV. DATE COMMENTS

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIG INTO THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

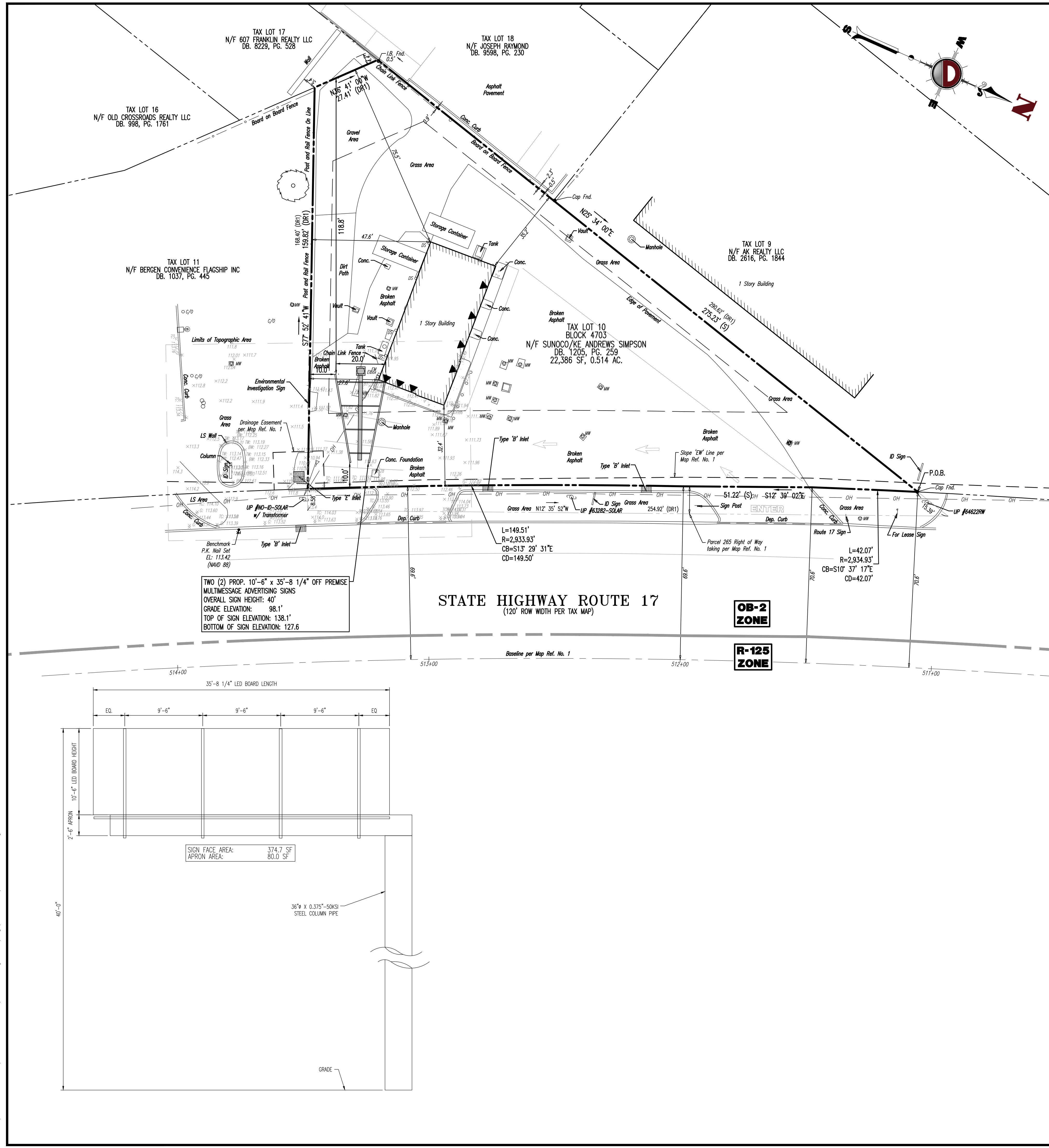
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TIAGO F. DUARTE	
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52588	
BRETT W. SKAPINETZ	
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41985	
COVER SHEET	
SCALE: (H) AS SHOWN	DATE: 02/20/2020
PROJECT No: 0302-99-058	SHEET No: 1
OF 3	Rev. #: 0

Plotted: 02/24/20 - 9:38 AM. By: agulliamandl
File: P:\CEFC PROJECTS\0302 CBS Outdoor\99-058 Ridgewood\Draw\Site Plans\030299058KO.dwg. ---> 01 COVER SHEET

Plotted: 02/24/20 - 9:38 AM. By: aguileraandl
 File: P:\VEPC PROJECTS\0302 CBS Outdoor\09 -058 Ridgewood\Draw\Site Plans\030209058\0302.dwg. ---> 03 SITE PLAN



GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY
 - DYNAMIC SURVEY, LLC
 - 1804 MAIN STREET
 - LAKE COMO, NJ 07719
 - JOB #: 0302-99-0585
 - DATED: 12/18/2019
 - OWNER: SIMPSON (TRUST) / SUNOCO / KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TX 75088
 - APPLICANT: OUTFRONT MEDIA LLC
185 US HWY 46
FARFIELD, NJ 07004
 - PARCEL DATA: BLOCK: 4703; LOT: 10
500 N.J.S.H. ROUTE 17
VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NEW JERSEY
ZONED: OB-2 (OFFICE BUILDING) ZONE
PROPOSED USE: OFF PREMISE MULTIMESSAGE ADVERTISING SIGN - NON - PERMITTED (V)
 - BULK REQUIREMENTS: §190-113
- | ZONE REQUIREMENT | OB-2 ZONE | EXISTING | PROPOSED |
|-------------------------------------|---------------------|---------------------|-----------|
| MINIMUM LOT AREA | 15,000 SF (0.34 Ac) | 22,278 SF (0.51 AC) | NO CHANGE |
| MINIMUM LOT FRONTAGE | N/S | 242.8' | NO CHANGE |
| MINIMUM LOT WIDTH | 75' | 202' | NO CHANGE |
| MINIMUM LOT DEPTH | N/S | 159.4' | NO CHANGE |
| MINIMUM PRINCIPAL BUILDING SETBACKS | | | |
| -FRONT YARD | 30' | 32.4' | NO CHANGE |
| -SIDE YARD | 7.8' | 27.6' | NO CHANGE |
| -RESIDENTIAL ZONE | 50' | N/A | NO CHANGE |
| -REAR YARD | 30' | 75.5' | NO CHANGE |
| MAXIMUM FAR | 35% | 4.4% (1658.39 SF) | NO CHANGE |
| MAXIMUM COVER BY IMPROVEMENTS | 70% | 62.2% | NO CHANGE |
| MAXIMUM BUILDING HEIGHT | 30' | 15.6' | NO CHANGE |
- N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE
 * MEASURED AT THE MINIMUM FRONT YARD SETBACK LINE
 ** ONE FOOT FOR EVERY TWO FEET OF HEIGHT OF THE PRINCIPAL BUILDING OR 12 FEET, WHICHEVER IS GREATER.
- 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.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
 - THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
 - ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY 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.
 - SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
 - ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
 - NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
 - DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
 - IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
 - THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL SUCH AGREEMENTS.
 - IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREIN, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

OFF PREMISE MULTIMESSAGE ADVERTISING SIGN DATA SUMMARY

FRONT YARD	10.0'
SIDE YARD	10.0'
REAR YARD	118.8'
HEIGHT	40'

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NEW JERSEY LICENSE No. 41985

TITLE: **SITE PLAN**

SCALE: (H) 1" = 20'
(V) 1" = 20'

DATE: 02/20/2020

PROJECT No: 0302-99-058

SHEET No: **3** Rev. #: 0