



LIMIT OF DISTURBANCE
11,508 SF. (0.26 AC)

(Rev. 1/2023)

- [illegible]

LIMIT OF SITE IMPROVEMENTS LIMIT OF DISTURBANCE SILT FENCE TREE PROTECTION FENCE	
EXISTING NOTE 	TYPICAL NOTE TEXT ONSITE PROPERTY LINE / R.O.W. LINE SETBACK LINE CONTOUR LINE SPOT ELEVATIONS

ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBV)	TO BE VACATED
(RELO)	TO BE RELOCATED

[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCT
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

_____ FOR _____

PROPOSED SITE IMPROVEMENTS

BOHLER //

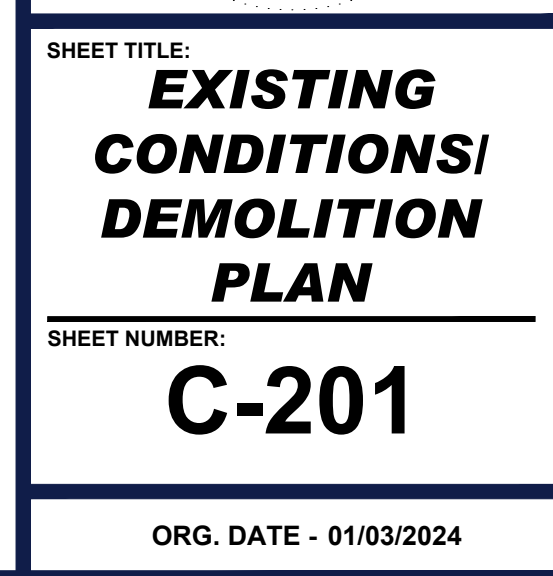
BOHLER ENGINEERING NJ, LLC

**30 GARBER SQUARE
RIDGEWOOD, NJ 07450**

Phone: (551) 307-1400

www.BohlerEngineering.com

NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122





ZONE: B-2 (GENERAL BUSINESS), IHO-1 (INCLUSIONARY HOUSING OVERLAY)
USE: RESTAURANT
BLOCK: 152.01 | LOT(S): 1445.01

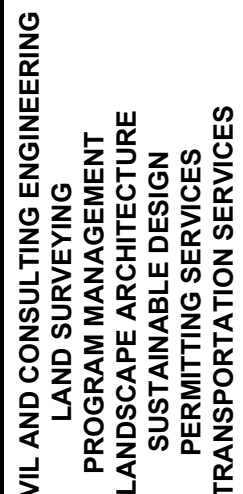
BULK REQUIREMENTS				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	§ 25 ATTACHMENT 3	10,000 SF	476,210 SF	NO CHANGE
MIN. LOT WIDTH	§ 25 ATTACHMENT 3	NO MINIMUM	793.1'	NO CHANGE
MIN. YARD SETBACKS				
FRONT YARD	§ 25 ATTACHMENT 3	30'	330.8'	NO CHANGE
SIDE YARD	§ 25 ATTACHMENT 3	10' + 10'	133.2'	NO CHANGE
REAR YARD	§ 25 ATTACHMENT 3	30'	156.0'	NO CHANGE
MAX. PERMITTED HEIGHT	§ 25 ATTACHMENT 3	2.5 STORIES, NOT EXCEEDING 35'	2 STORIES	NO CHANGE
MAX. LOT COVERAGE	§ 25 ATTACHMENT 3	60%	39.1% (186,162 SF)	39.3% (187,050 SF)
MAX. BUILDING COVERAGE	§ 25 ATTACHMENT 3	40%	6.0% (28,464 SF)	NO CHANGE
MIN. ACCESSORY STRUCTURE SETBACK	§ 25-8.1	5' FROM ANY PROPERTY LINE *	39.5'	NO CHANGE

* IN ANY DISTRICT NO ACCESSORY STRUCTURE, BUILDING, STORAGE AREA, OFF-STREET PARKING AREA OR TRUCK LOADING SPACE SHALL BE PERMITTED WITHIN FIVE FEET OF A PROPERTY LINE.

(Rev. 1/2023)

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**THIS PLAN TO BE UTILIZED FOR SITE
AND GRADING LAYOUT PURPOSES ONLY**

[illegible]

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WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
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www.nj1-call.org

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PROJECT No.: NJD230089-00-
DRAWN BY:
CHECKED BY: JH/
DATE: 01/03/20
CAD I.D.: P-CIVL-SI

PROJECT:

FOR

**REMARKABLE
FOODS INC.**

PROPOSED SITE IMPROVEMENTS

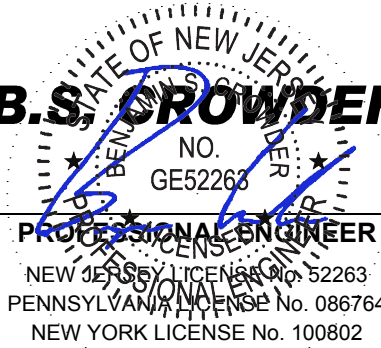
MAP: 79 | BLK: 152.01 | LOT: 1445.0
481 EAGLE ROCK AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

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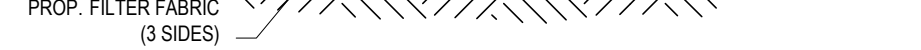
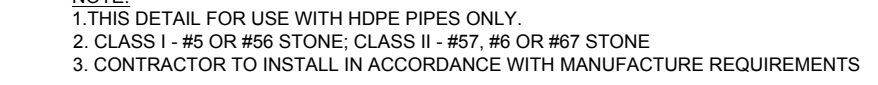
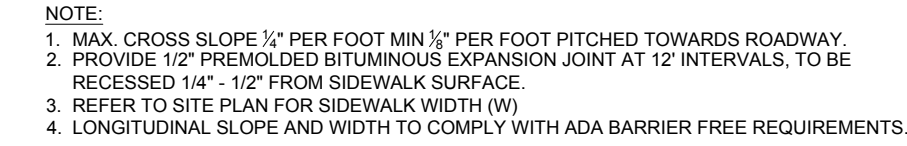
SHEET TITLE:

SITE AND GRADING PLAN

SHEET NUMBER:

C-301

ORG. DATE - 01/03/2024



CONCRETE SIDEWALK

(NJ-S030201 - 08/2023) NOT TO SCALE

**REINFORCED CONCRETE MAT 6"
THICK DETAIL**

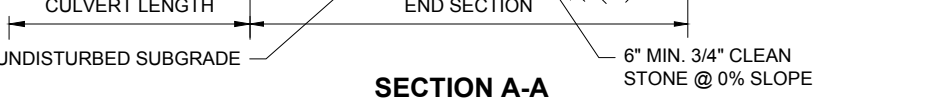
(S029905-01/2013)

STORM TRENCH FOR HDPE PIPE

(NJ-U050201 - 08/2023)

6" PERF. HDPE PIPE IN STONE TRENCH DETAIL

NOT TO SCALE

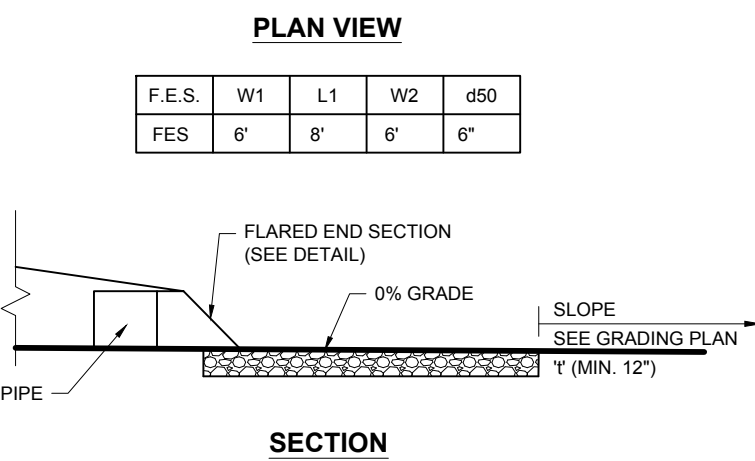


DIA.	A	B	C	D	E	F	R
15"	6"	2-3"	3-10"	6-1"	3-0"	2-4"	7 1/2"
18"	9"	2-3"	3-10"	6-1"	3-0"	2 1/2"	7 1/2"
21"	9"	3-0"	3-1"	6-1"	3-6"	2 3/4"	8"
24"	9 1/2"	3-7 1/2"	2-5"	6-1 1/2"	4-0"	3-2"	8"
27"	10 1/2"	4-0"	2-1 1/2"	6-1 1/2"	4-6"	3 1/4"	9"
30"	12"	4-6"	1-7 3/4"	6-1 3/4"	5-0"	3 1/2"	8"
33"	13 1/2"	4-10 1/2"	3-1 1/2"	8-0"	5-6"	3 3/4"	9"
36"	15"	5-3"	2-9"	8-0"	6-0"	4"	10"
42"	21"	5-3"	2-9"	8-0"	6-6"	4 1/2"	11"
48"	24"	6-0"	2-9"	8-0"	7-0"	5"	12"

NOTE:
FOR PROPOSED 15" DIA. PIPE OR SMALLER, USE DIMENSIONS SPECIFIED FOR 18" DIA. PIPE

FLARED END SECTION

(NJ-U010406 - UPDATED) NOT TO SCALE



FLARED END RIP RAP

(NJ-U010407 - 08/2023)

NOT TO SCALE



REVISIONS

[illegible]

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DRAWN BY:	JK
CHECKED BY:	JH/BC
DATE:	01/03/2024
CAD I.D.:	P-CIVL-SITE

PROJECT:

MINOR SITE PLAN

- FOR

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PROPOSED SITE IMPROVEMENTS

**PROPOSED SITE
IMPROVEMENTS**

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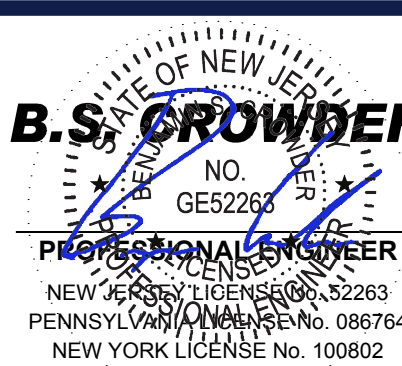
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SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER

C-901

ORG. DATE - 01/03/2024