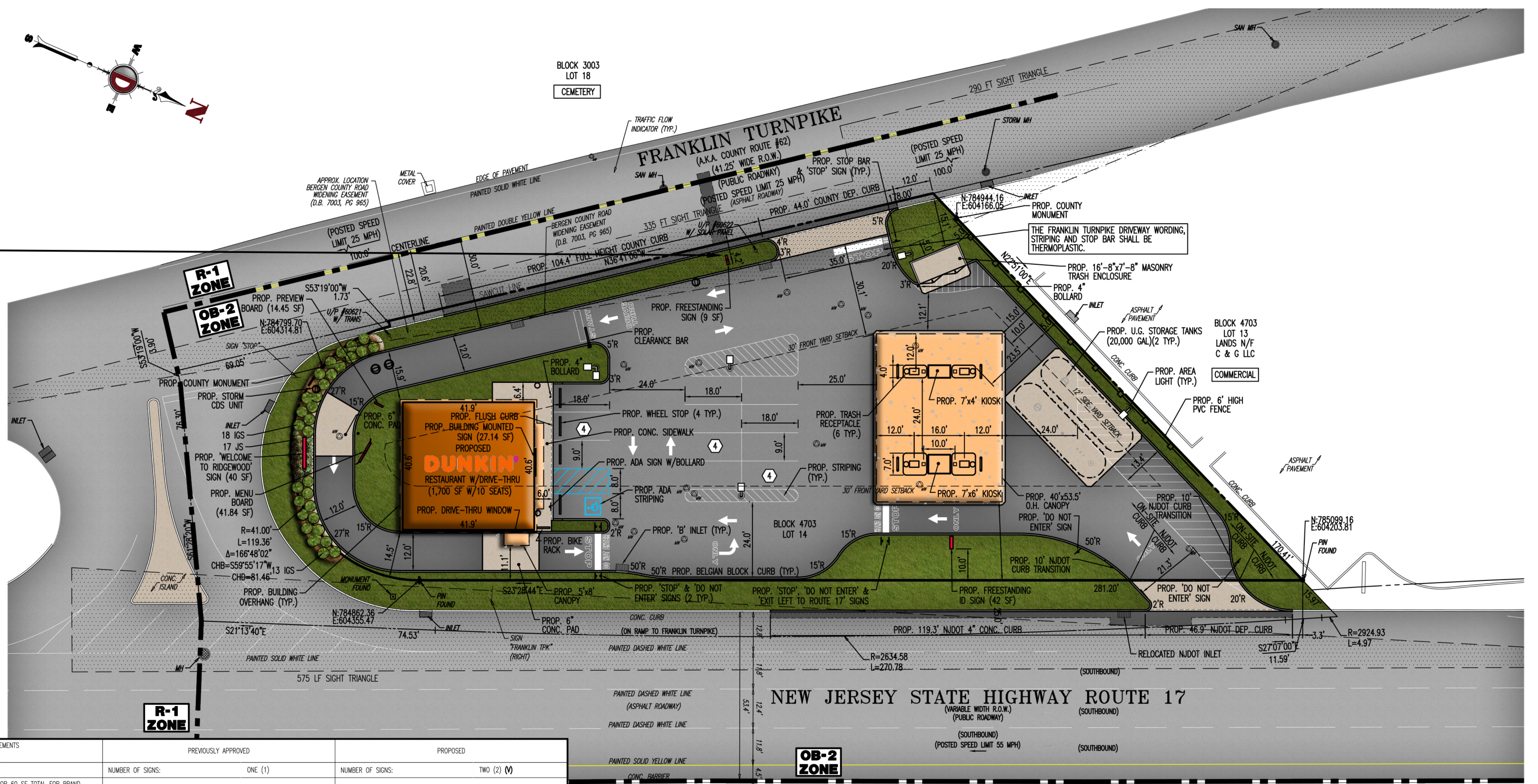


LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
EVERGREEN SHRUB	31	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKERRY HOLLY	24-30"	#5 CAN
GROUND COVER	17	JUNIPERUS CHINENSIS VAR. SARGENTII	SARGENT JUNIPER	15-18" SPRD.	#3 CAN

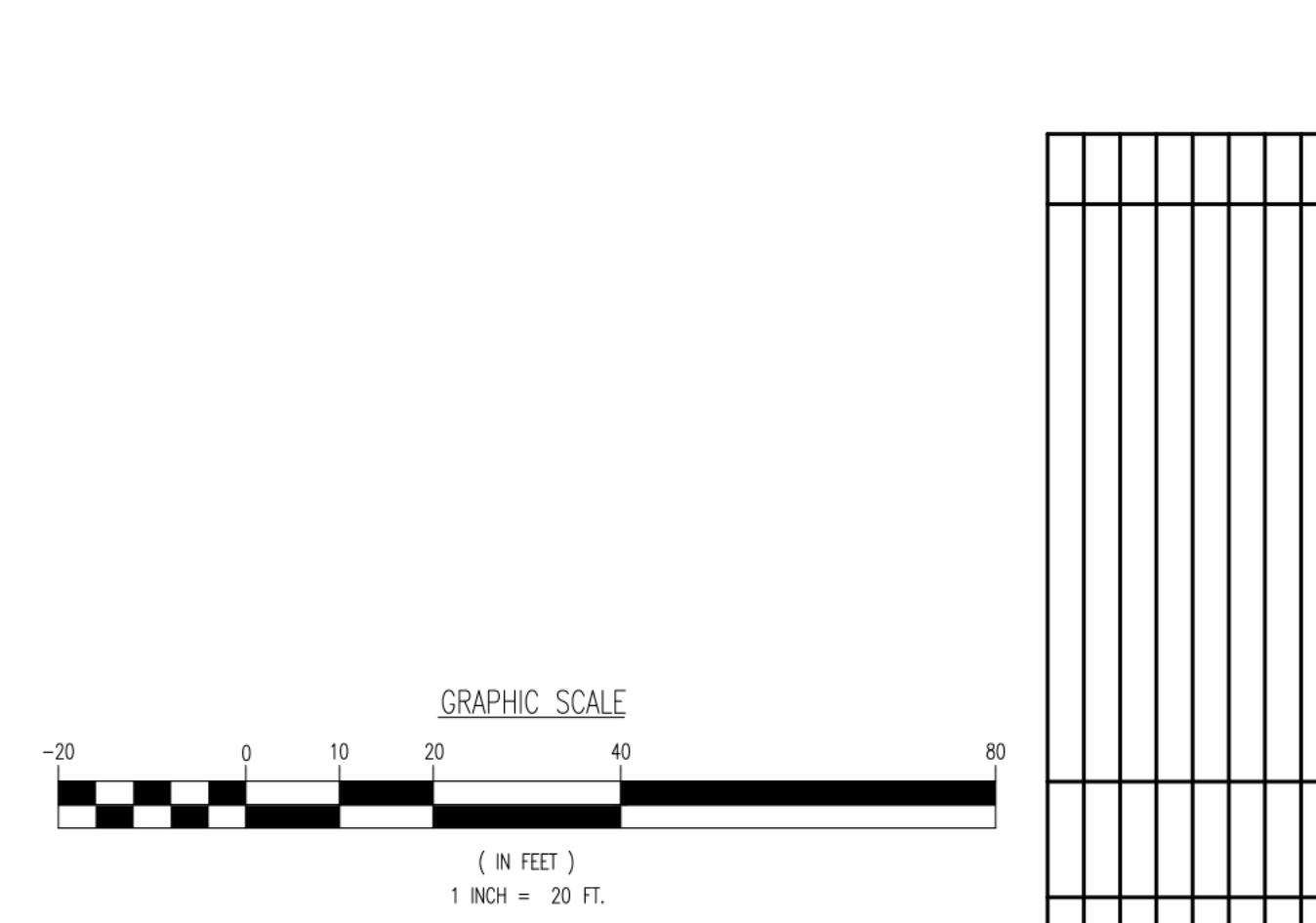
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.



SIGNAGE TABLE

SIGN	OB-2 ZONE REQUIREMENTS		GASOLINE SERVICE STATION REQUIREMENTS (§190-122.H(3))		PREVIOUSLY APPROVED		PROPOSED	
	MAXIMUM NUMBER OF SIGNS:	ONE (1) FREESTANDING OR BUILDING SIGN	MAXIMUM NUMBER OF SIGNS:	ONE (1)	NUMBER OF SIGNS:	ONE (1)	NUMBER OF SIGNS:	TWO (2) (M)
FREESTANDING SIGN	MAXIMUM SIGN AREA:	30 SF PER SIDE OR 60 SF TOTAL	MAXIMUM SIGN AREA:	30 SF PER SIDE OR 60 SF TOTAL FOR BRAND NAME OF STATION	SIGN AREA:	NUSH ROUTE 17 SHELL SIGN 42 SF	SIGN AREA:	NUSH ROUTE 17 SHELL SIGN 42 SF FRANKLIN TURNPIKE: 9 SF
	MAXIMUM SIGN HEIGHT:	15 FT	MAXIMUM SIGN HEIGHT:	18 FT	SIGN AREA (SHELL BRAND SIGN ONLY):	NUSH ROUTE 17 SHELL SIGN 16 SF	SIGN AREA:	NUSH ROUTE 17 (SHELL BRAND) SIGN 16 SF FRANKLIN TURNPIKE (DUNKIN) 2 SF FRANKLIN TURNPIKE (SHELL LOGO) 1 SF
	MAXIMUM SIGN DIMENSIONS:	THE GREATER DIMENSION SHALL NOT EXCEED TWICE THAT OF THE LESER DIMENSION	MAXIMUM SIGN DIMENSIONS:	N/S	SIGN DIMENSION:	10.5 FT X 4 FT	SIGN DIMENSION:	NUSH ROUTE 17 SHELL SIGN 10.5 FT X 4 FT (E) FRANKLIN TURNPIKE 3 FT X 3 FT
	MINIMUM SIGN FRONT SETBACK:	0 FT (DO NOT OVERHANG PROPERTY LINE)	MINIMUM SIGN FRONT SETBACK:	10 FT	SIGN FRONT SETBACK:	10 FT	SIGN FRONT SETBACK:	NUSH ROUTE 17 SHELL SIGN 10 FT FRANKLIN TURNPIKE 4.2 FT (M)
ATTACHED SIGNS	MAXIMUM NUMBER OF SIGNS:	ONE (1) FREESTANDING OR BUILDING SIGN	MAXIMUM NUMBER OF SIGNS:	N/S	NUMBER OF SIGNS:	ONE (1)	NUMBER OF SIGNS:	ONE (1) (E)
	MAXIMUM SIGN AREA:	1 SF PER EVERY FOOT OF FRONT YARD SETBACK = 1 SF * 14.5 FT = 14.5 SF	MAXIMUM SIGN AREA:	N/S	SIGN AREA:	31.18 SF	SIGN AREA:	DUNKIN DONUTS (NORTH SIDE) 27.14 SF (E)
	MAXIMUM SIGN DIMENSIONS:	THE GREATER DIMENSION SHALL NOT EXCEED TWICE THAT OF THE LESER DIMENSION	MAXIMUM SIGN DIMENSIONS:	N/S	SIGN DIMENSION:	5.583 FT X 5.583 FT	SIGN DIMENSION:	DUNKIN DONUTS (NORTH SIDE) 38.125 IN X 8.54 FT (E)
CANOPY MOUNTED SIGN	MAXIMUM NUMBER OF SIGNS:	ONE(1)	MAXIMUM NUMBER OF SIGNS:	N/S	NUMBER OF SIGNS:	ZERO (0)	NUMBER OF SIGNS:	ZERO (0)
	MAXIMUM SIGN AREA:	30 SF PER SIDE, 60 SF TOTAL	MAXIMUM SIGN AREA:	N/S	SIGN AREA:	N/A	SIGN AREA:	N/A
PREVIEW BOARD	MAXIMUM NUMBER OF SIGNS:	N/S	MAXIMUM NUMBER OF SIGNS:	N/S	NUMBER OF SIGNS:	ONE (1) (E)	NUMBER OF SIGNS:	ONE (1) (E)
	MAXIMUM SIGN AREA:	N/S	MAXIMUM SIGN AREA:	4 SF [9]	SIGN AREA:	14.45 SF	SIGN AREA:	14.45 SF
MENU BOARD	MAXIMUM NUMBER OF SIGNS:	N/S	MAXIMUM NUMBER OF SIGNS:	N/S	NUMBER OF SIGNS:	ONE (1) (E)	NUMBER OF SIGNS:	ONE (1) (E)
	MAXIMUM SIGN AREA:	N/S	MAXIMUM SIGN AREA:	4 SF [9]	SIGN AREA:	41.84 SF	SIGN AREA:	41.84 SF

- SIGNAGE TABLE NOTES**
- ILLUMINATION OF ANY SIGN SHALL BE OF THE DIFFUSED LIGHTING TYPE, AND ONLY THE LETTERS OR LOGOS IN THE SIGN SHALL BE ILLUMINATED. (§190-122.B(4)(g)(1))
 - INDIRECTLY LIGHTED SIGNS SHALL ONLY BE PERMITTED WHERE THE SOURCES OF ILLUMINATION ARE SHIELDED IN SUCH A MANNER THAT THE SAME ARE NOT VISIBLE FROM THE STREET OR ADJOINING PROPERTY. (§190-122.B(4)(b)(1))
 - FLOODLIGHTS OR SPOTLIGHTS USED FOR THE ILLUMINATION OF SIGNS, WHETHER OR NOT SUCH LIGHTS ARE ATTACHED TO OR SEPARATE FROM THE BUILDING, SHALL NOT PROJECT LIGHT BEYOND THE SIGN COSEBEEK REFLECTORS AND LIGHTS SHALL BE PERMITTED, PROVIDED, HOWEVER, THAT THE REFLECTORS SHALL BE PROVIDED WITH PROPER GLASS LENSES CONCENTRATING THE ILLUMINATION UPON THE AREA OF THE SIGN SO AS TO PREVENT GLARE UPON THE STREET OR ADJACENT PROPERTY. (§190-122.B(4)(b)(3))
 - IN NO INSTANCE SHALL THE LIGHT INTENSITY OF ANY ILLUMINATED SIGN EXCEED 75 FOOTCANDLES MEASURED WITH A STANDARD LIGHT METER MEASURED AT ANY POINT IN FRONT OF THE SIGN AT A DISTANCE THAT IS NO GREATER THAN THE SMALLEST HORIZONTAL OR VERTICAL DIMENSION OF SAID SIGN. THERE SHALL BE NO ELECTRIC CONDUIT LOCATED ON THE EXTERIOR FACADE OF A BUILDING USED TO PROVIDE ELECTRIC POWER TO ANY SIGN. (§190-122.B(4)(c))
 - THE SIGN SHALL BE LOCATED ON THE FACADE OF THE PRINCIPAL STRUCTURE FACING ON THE FRONT YARD. (§190-122.F(4)(a))
 - ANY SIGN PERMITTED IN THE OB-1 AND OB-2 OFFICE BUILDING ZONE DISTRICTS MAY BE ILLUMINATED, PROVIDED THAT THE SOURCES OF ILLUMINATION SHALL BE NONFLASHING AND SHIELDED IN SUCH A MANNER THAT THE SAME ARE NOT VISIBLE FROM THE STREET OR ADJOINING PROPERTY. (§190-122.F(5))
 - LETTERING OR OTHER INSIGNA WHICH ARE A STRUCTURAL PART OF A GASOLINE PUMP SHALL CONSIST ONLY OF A BRAND NAME, LEAD WARNING SIGN AND OTHER SIGNS AS REQUIRED BY LAW, PROVIDED THAT SIGNS INDICATING FULL ATTENDANT SERVICES ARE PROVIDED AT PUMPS AS REQUIRED BY STATE LAW SHALL ALSO BE PERMITTED. (§190-122.H(3)(b))
 - ONE SIGN FOR EACH DRIVE-IN LANE, MOUNTED ON THE DRIVE-IN CANOPY OVER EACH LANE, INDICATING THE NATURE AND OPERATIONAL STATUS OF SUCH LANE. SUCH SIGNS SHALL NOT EXCEED AN AREA OF FOUR SQUARE FEET. (§190-122.H(8)(a))
 - ONE SIGN, OR ONE GROUP OF SIGNS, FOR EACH MECHANICAL DEVICE SERVING THE DRIVE-IN USER, MOUNTED ON THE EQUIPMENT OR ON THE BUILDING OR CANOPY NEAR THE EQUIPMENT, INDICATING THE NATURE OF THE DEVICE AND PROVIDING OPERATIONAL INFORMATION. THE AREA OF SUCH SIGN OR GROUP OF SIGNS SHALL NOT EXCEED FOUR SQUARE FEET. (§190-122.H(8)(b))
 - THE TOP OF ANY ATTACHED SIGN SHALL NOT EXCEED THE ROOF LEVEL OF THE BUILDING. (§190-122.F(4)(C))



THE SCOPE OF THIS APPLICATION IS LIMITED TO A NEW FREESTANDING SIGN ON FRANKLIN TURNPIKE AND ASSOCIATED LANDSCAPING ALONG THE DRIVE-THRU LANE. NO ADDITIONAL SITE IMPROVEMENTS ARE PROPOSED.

THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN SET DATED 07/08/19, LAST REVISED 08/18/20

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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AMENDED SIGN VARIANCE EXHIBIT

PROJECT: **657 RIDGEWOOD, LLC**
PROPOSED FRIELD STARBUCKS & DUNKIN RESTAURANT W/DRIVE-THRU SERVICE
BLOCK 4703, LOT 14 TAX MAP SHEET #47
657 FRANKLIN TURNPIKE (COUNTY ROUTE 62)
VILLAGE OF RIDGEWOOD, BERGEN COUNTY, NEW JERSEY

JOB No: 0141-11-066 DATE: 09/22/20
DRAWN BY: TRL SCALE: (H) 1"=20' (V)
DESIGNED BY: JEH
CHECKED BY: JAP SHEET No:
JAMES E. HENRY **JOHN A. PALUS**
CONSTRUCTION CHECK DATE
CONSTRUCTION CHECK DATE
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 49266
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41975
DEC Client Code: 0141 Rev. # 0