

NJ I-287

PROPOSED SUBDIVISION LINE

10' FRONT YARD SETBACK
10' FRONT YARD SETBACK
10' FRONT YARD SETBACK
10' FRONT YARD SETBACK
10' FRONT YARD SETBACK

15' REAR YARD SETBACK
15' REAR YARD SETBACK

PROPOSED RESIDENTIAL APARTMENTS
6,400 SF @ 4 STORIES
(24 UNITS)
40 PARKING SPACES

PROPOSED RESTAURANT WITH DRIVE THRU
4,427 SF
52 PARKING SPACES

SEPTIC FIELD

EXISTING FULL MOVEMENT DRIVEWAY

EXISTING RIGHT INGRESS DRIVEWAY TO BE MAINTAINED

WEST OAKLAND AVE

STONEFIELD
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15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

CONCEPT PLAN
PROPOSED RESTAURANT WITH DRIVE THRU & RESIDENTIAL UNITS

BLOCK 1706, LOT 4.01
24 WEST OAKLAND AVE
BOROUGH OF OAKLAND
BERGEN COUNTY, NEW JERSEY

DRAFT
PAUL D. RUTCH, Jr., P.E.
NEW JERSEY LICENSE NO. 5598
REGISTERED PROFESSIONAL ENGINEER

NOT APPROVED FOR CONSTRUCTION

DRAWN BY: RF

CHECKED BY: PM

DATE: 04/07/2022

SCALE: (H) 1" = 60'

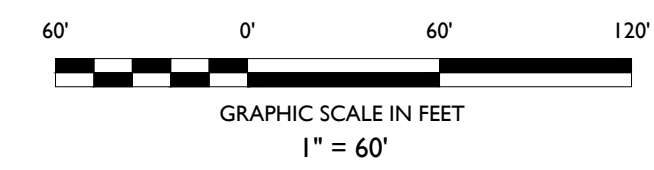
PROJECT ID: RUT-210284

TITLE:

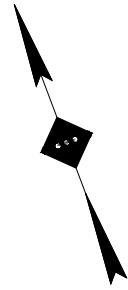
CONCEPT J

SHEET:

J-1



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NJ I-287

PROPOSED SUBDIVISION LINE

60' REAR YARD SETBACK
10' FRONT YARD SETBACK
60' FRONT YARD SETBACK

PROPOSED RESIDENTIAL APARTMENTS
6,400 SF @ 4 STORIES
(24 UNITS)
40 PARKING SPACES

PROPOSED RESTAURANT WITH DRIVE THRU
4,427 SF
52 PARKING SPACES

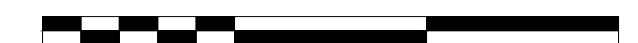
SEPTIC FIELD

EXISTING FULL MOVEMENT DRIVEWAY

EXISTING RIGHT INGRESS DRIVEWAY TO BE MAINTAINED

WEST OAKLAND AVE

60' 0' 60' 120'



GRAPHIC SCALE IN FEET
1" = 60'

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CONCEPT PLAN

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BERGEN COUNTY, NEW JERSEY

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PAUL D. RUTCH, Jr., P.E.
NEW JERSEY LICENSE NO. 5398
REGISTERED PROFESSIONAL ENGINEER

NOT APPROVED FOR CONSTRUCTION

DRAWN BY: RF

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DATE: 04/07/2022

SCALE: (H) 1" = 60'

PROJECT ID: RUT-210284

TITLE:

CONCEPT J (OVERLAY)

SHEET:

J-2