



- The drawing references a plan by Albert A. Frutiger, Jr., P.A. dated 10/12/00 prepared for National Realty Development Corporation last revised 1/14/05 and a survey by Central Park Associates, Inc. dated 12/22/04 last revised 1/14/05.
  - Owner / Applicant: Highland Kinross Associates, L.L.C., 1235 Walsh Road, North Wales, PA 19154
  - Zoning Data: Lot 1 - Block 277, Lot 201 - Block 277, Lot 301 - Block 277 & Lot 2 - Block 278 (All Lots Being Area regulated by Code of Ordinances) City of Vandalia, New Jersey (City of Vandalia, New Jersey) Proposed Use: Retail Store
- | Zone                     | Area        | Proposed                      | Proposed           |
|--------------------------|-------------|-------------------------------|--------------------|
| Max. Lot Area            | 45,000 s.f. | 549,333.23 s.f. (12.67 Acres) |                    |
| Max. Lot Frontage        | 150 ft.     | 832.24 ft. (Block Area)       |                    |
| Maximum Bldg Coverage    | 35%         | 22.4%                         |                    |
| Maximum Bldg Height      | 35 ft.      | 43.5 ft.                      |                    |
| Max. Impervious Coverage | 50%         | Some as previously approved   |                    |
| Max. Tree Retention      | 35 ft.      | 111,000 s.f. Retail           | 18,000 s.f. Retail |
| Front (West Side)        | 25 ft.      | 572.0 ft. (Le Fevre)          | 87.0 ft.           |
| Side                     | 25 ft.      | 308.0 ft. (Le Fevre)          | 200.0 ft.          |
| Rear                     | 25 ft.      | 82.4 ft. (Le Fevre)           | 292.0 ft.          |

- Parking: Minimum stall size = 10'0" x 9'0" Rate = 1 space per 200 s.f. (11,000 s.f. + 18,000 s.f.) / 200 s.f. = 83.5 Total Spaces: 83 spaces Total Provided: 83 Spaces (including 20 handicap spaces)
- All features shown are existing to remain unless otherwise noted.
- All curb radii are 5'0" unless otherwise noted.
- Prior to starting construction, the contractor shall be responsible to have that all required permits and approvals have been obtained. No construction or work shall begin until the contractor has obtained and thoroughly reviewed all plans and other documents approved by the permitting parties.
- All work shall be performed in accordance with these plans and specifications and the requirements and standards of the local governing authority.
- An separate permit is required for all signage and is subject to review by the City Zoning Director.
- The locations of all existing and proposed structures shown in this plan are based on field surveys and local utility company records and are approximate. It shall be the contractor's full responsibility to conduct the various utility companies to locate their facilities prior to starting construction in accordance with the State Underground System. No extra compensation shall be paid to the contractor for damage and repair to these facilities caused by his work force.
- All dimensions and grades shown on the plans shall be fully verified by the contractor prior to construction. Contractor shall notify the owner or Survey Engineering if any discrepancies exist prior to proceeding with construction for necessary plans or grade changes. No extra compensation shall be paid to the contractor for work done to be returned due to deviations or grades shown incorrectly on these plans if such notification has not been given. Engineer reserves the right to correct these drawings.
- Refer to architectural drawings for exact building utility connection locations. Surveys shall be determined by Architect.
- All signs to be mounted on permitted poles.
- Conditions are based upon City of Vandalia Ordinance, Unamended No. 57 - Effective 11/20/00 - as per Vandalia Engineering Department.



LOCATION MAP  
SCALE 1"=500'

LIST OF WAIVERS GRANTED ON NOVEMBER 8, 2000

- SHOW GRADE ELEVATIONS AT ALL CORNERS OF BUILDINGS AND STRUCTURES.
- SHOW CONTOUR LINES BASED ON U.S.G. & G. DATA OR BENCH MARKS APPROVED BY CITY ENGINEER.
- SHOW EROSION CONTROL AT MAXIMUM 1 FOOT INTERVALS, FOR SUFFICIENT DISTANCE TO DEFINE RUN OFF PATTERNS.
- PROVIDE AN ON-SITE DISPOSAL SYSTEM OR DETAILS OF CONNECTION TO SEWER MAIN.
- PROVIDE DETAILS OF WATER SUPPLY SYSTEM.
- SHOW CONTOUR LINE ELEVATIONS OF THE EXISTING STREETS.
- POSTING OF A SURETY FOR THE PROPOSED IMPROVEMENTS.

**CERTIFICATIONS**

VANDALIA PLANNING BOARD  
CITY OF VANDALIA  
CLARENCE COUNTY, NEW JERSEY

PRELIMINARY / FINAL  
SITE PLAN APPROVAL is hereby granted to \_\_\_\_\_  
for the purpose of \_\_\_\_\_ Block \_\_\_\_\_ on the City of Vandalia Tax  
Map for the purpose of \_\_\_\_\_

subject to the following conditions:

This approval meets all requirements of the Vandalia Planning Board.

Approval Date: \_\_\_\_\_

Chairman \_\_\_\_\_  
Exec. Secretary \_\_\_\_\_  
Min. Secretary \_\_\_\_\_



**PERFECTED PLAN**

**BOHLER ENGINEERING, INC.**  
PLANNING & CONSULTING ENGINEERS • PROJECT MANAGERS • ENVIRONMENTAL & SITE PLANNERS • SURVEYAL ENGINEERS •  
770 HOBOKEN BOULEVARD SUITE 600 VALLEY STREAM, NEW YORK 11581 (908) 822-0300  
NORTH WALKER, PENNSYLVANIA 15116 (412) 333-2333 70 EAST BUNDESGENUE SUITE 600 VALLEY STREAM, NEW YORK 11581 (914) 872-2500

**AMENDED SITE PLAN**

PROJECT: HIGHLAND KINROSS ASSOCIATES, L.L.C. TITLE: OVERALL SITE PLAN  
PROPOSED COMMERCIAL DEVELOPMENT  
NORTH DELSEA DRIVE (ROUTE 47) & WEST PARK AVENUE  
CITY OF VANDALIA, CLARENCE COUNTY, NEW JERSEY

SCALE: 1" = 30'	DATE: 9/22/00	SHEET NO: 1
DESIGNER: B.R. ZAPPALA	CHECKED BY: L.H. BOHLER	OF 1
PROFESSIONAL ENGINEER B.R. ZAPPALA NEW JERSEY LICENSE NO. 12000 PENNSYLVANIA LICENSE NO. 12000 NORTH WALKER, PENNSYLVANIA 15116 PH: (412) 333-2333 FAX: (412) 333-2333	PROFESSIONAL ENGINEER L.H. BOHLER NEW YORK LICENSE NO. 12000 VALLEY STREAM, NEW YORK 11581 PH: (914) 872-2500 FAX: (914) 872-2500	REC. NO. 2

