

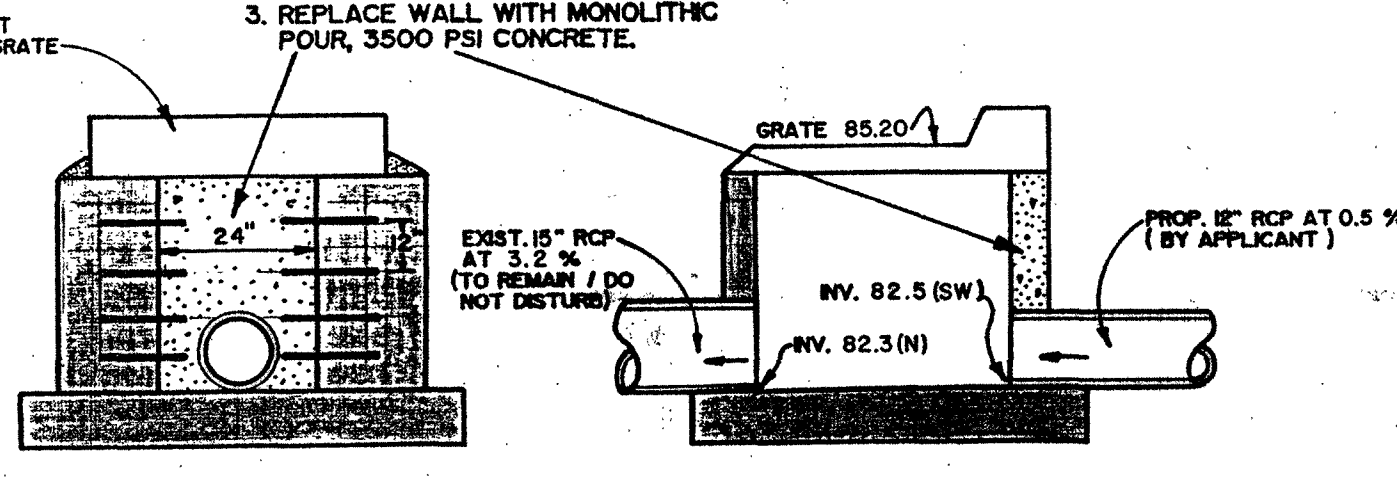
SURVEY NOTES AND REFERENCES:

- DEED BOOK 6230 PAGES 119 & c.
- COUNTY CENTERLINE MAP ENTITLED "ENGINEERING DIVISION BERGEN COUNTY, NEW JERSEY INTERSECTION IMPROVEMENT GENERAL PROPERTY PARCEL MAP KINDERKAMACK RD. AND MIDLAND AVE. RIVER EDGE, N.J.", DATED MAY 7, 1970 AND SUPPLIED BY THE BERGEN COUNTY ENGINEERING DEPARTMENT.
- SURVEY INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 57ED BAPAHANI 933 KINDERKAMACK ROAD BLOCK 206 LOT 3, RIVER EDGE, BERGEN COUNTY, NEW JERSEY", PREPARED BY LAPATKA ASSOCIATES, INC., DATED 2-14-94.
- VERTICAL DATUM IS N.G.V.D. DATUM.

DEED BOOK 6230 - PG. 119 & c

DETAIL NOTES:

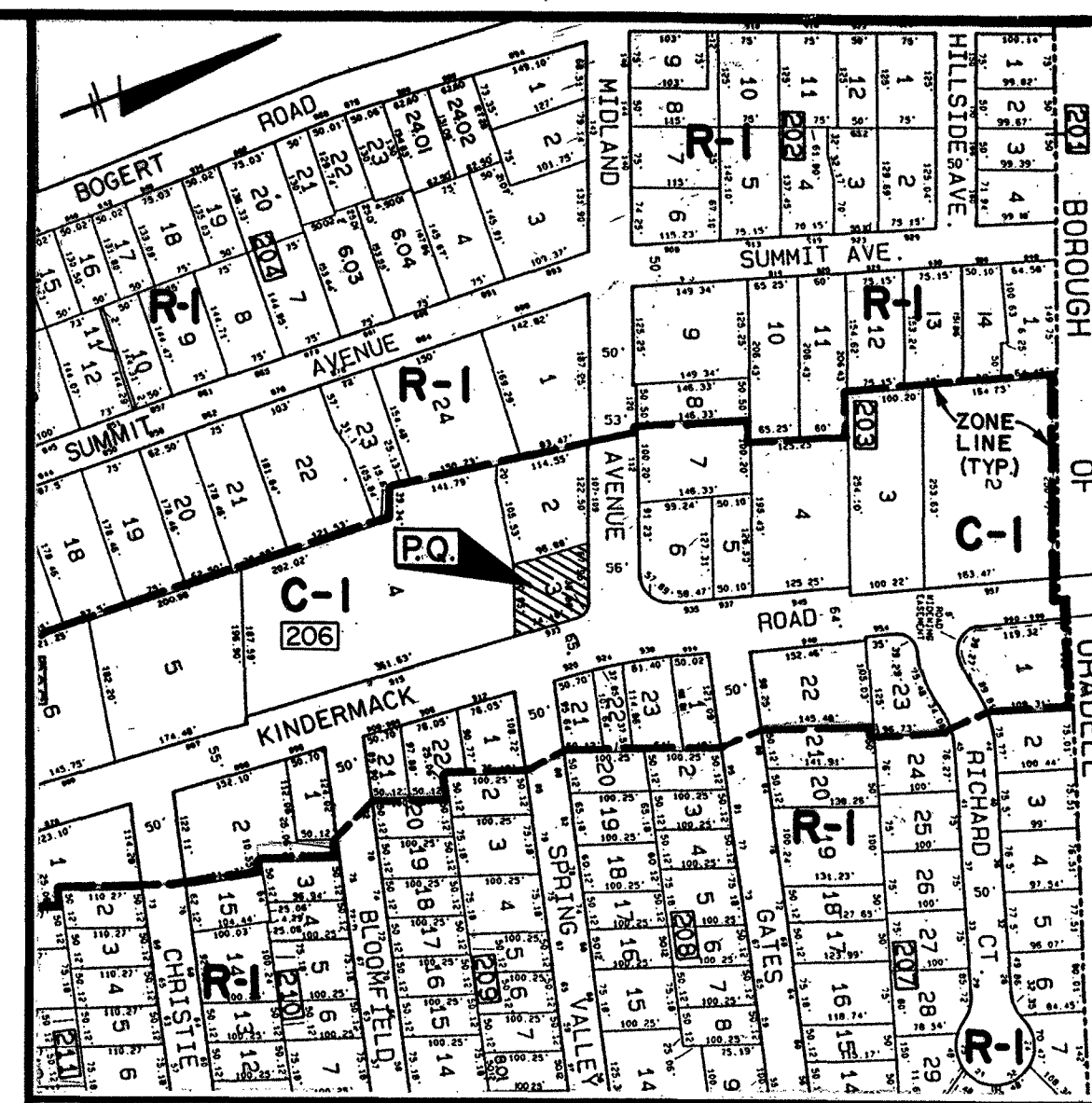
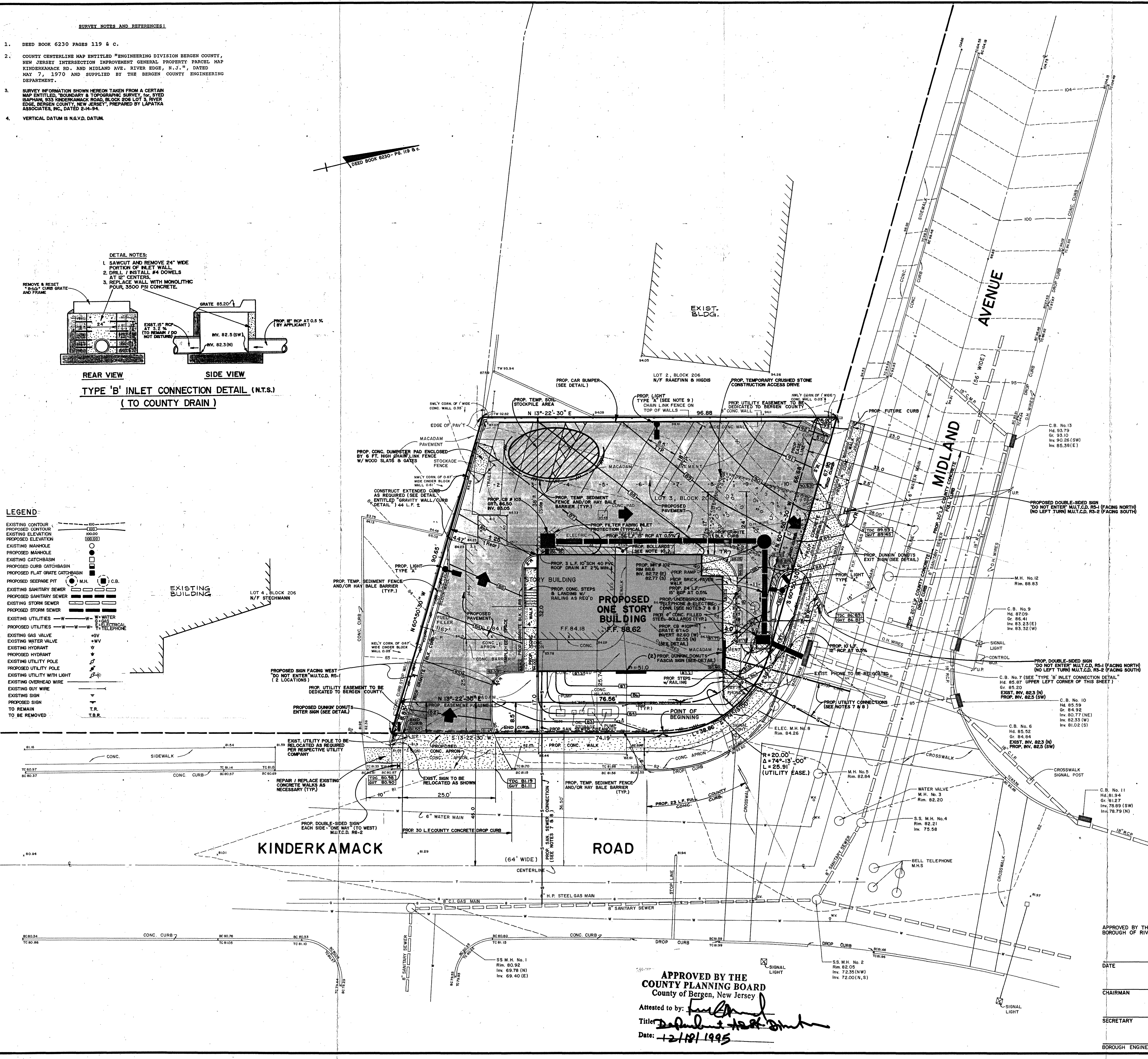
- SAWCUT AND REMOVE 24" WIDE PORTION OF INLET WALL.
- DRILL & INSTALL #4 COWELS AT 12" CENTERS.
- REPLACE WALL WITH MONOLITHIC FOUR, 3500 PSI CONCRETE.



REAR VIEW SIDE VIEW
TYPE 'B' INLET CONNECTION DETAIL (N.T.S.)
(TO COUNTY DRAIN)

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- EXISTING CURB CATCHBASIN
- PROPOSED CURB CATCHBASIN
- EXISTING FLAT GRATE CATCHBASIN
- PROPOSED FLAT GRATE CATCHBASIN
- EXISTING SEWERAGE PIT
- PROPOSED SEWERAGE PIT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING GAS VALVE
- PROPOSED GAS VALVE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING UTILITY WITH LIGHT
- PROPOSED UTILITY WITH LIGHT
- EXISTING OVERHEAD WIRE
- PROPOSED OVERHEAD WIRE
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING SIGN TO REMAIN
- PROPOSED SIGN TO REMAIN
- EXISTING SIGN TO BE REMOVED
- PROPOSED SIGN TO BE REMOVED



KEY MAP SCALE: 1" = 225'

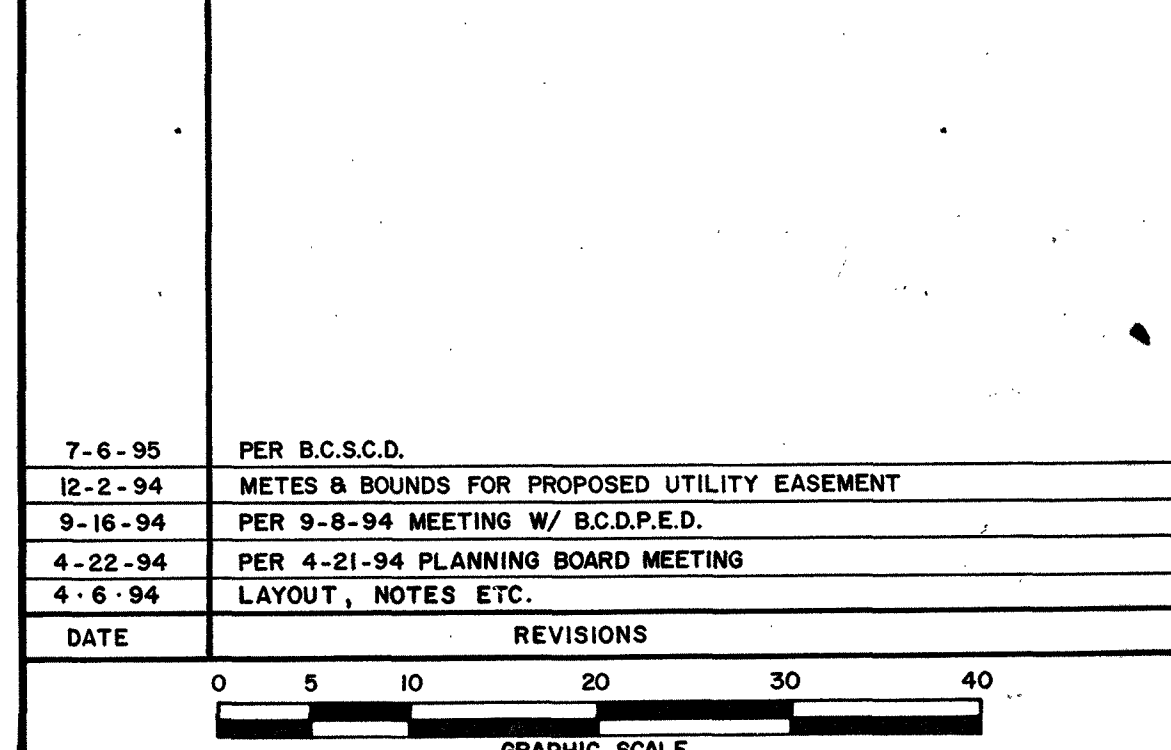
NOTES:

- PROPERTY KNOWN AS LOT 3, BLOCK 206 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF RIVER EDGE.
- CONTRACT OWNER: SYED ISPAHANI, 227 MAIN STREET, MADISON, N.J. 07940
- APPLICANT: LAPATKA ASSOCIATES, INC., 12 ROUTE 17 NORTH, PARAMUS, N.J. 07652, (201) 587-1600
- PROPERTY IS LOCATED IN THE "C-1" (COMMERCIAL) ZONE.
- ZONING SPECIFICATIONS:

	REQUIRED	PROPOSED
MINIMUM LOT AREA (S.F.)	10,000	8,353
MINIMUM LOT WIDTH (FT.)	100	90 ±
MINIMUM LOT DEPTH (FT.)	100	87 ±
MAXIMUM BUILDING HEIGHT (FT.)	25	15 ±
(STORIES)	2	1
MAX. LOT COVERAGE (%)	40	19
MAX. IMPROVED LOT COVERAGE (%)	80	90
MINIMUM FRONT YD. (FT.)	30	9 ±
MINIMUM SIDE YARD - ONE (FT.)	15	38
MINIMUM REAR YARD (FT.)	35	N/A
MIN. PARKING SPACE SIZE (FT. x FT.)	9' x 18'	8' x 18'
MINIMUM PARKING SETBACK (FT.)	5	0 to 18'
PARKING IN FRONT YARD SETBACK	NOT ALLOWED	6 SPACES (O)
MIN. DRIVE TO INTERSECTION ROW (FT.)	50	2 ±
MAX. CURB CUT LENGTH (FT.)	21	22
MAX. SIZE 1ST BOX SIGN (S.F.)	15	30 (O)
MAX. SIZE 2ND BOX SIGN (S.F.)	15	30 (O)
MAX. SIZE DIRECTIONAL SIGN (S.F.)	100	2 @ 648 (O)
- EXISTING IMPERVIOUS AREA = 8,353 S.F. (ENTIRE SITE)
PROPOSED IMPERVIOUS AREA = 6,998 S.F.
DECREASE IN IMPERVIOUS AREA = 1,355 S.F.
- REQUIRED PARKING SPACES:

1 SPACE / 2.5 SEATS X 24 SEATS = 10 SPACES
1 SPACE / 2 EMPLOYEES X 2 EMPLOYEES = 11 SPACES
TOTAL REQ'D PARKING SPACES = 21 SPACES
TOTAL PROPOSED = 21 SPACES
- LOCATION OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS. IF THERE ARE ANY CONFLICTS WITH THIS PLAN, THE ENGINEER/ARCHITECT SHALL BE NOTIFIED BEFORE COMMENCING CONSTRUCTION. CONTRACTOR'S INVESTIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND CLEARANCES AT CROSSINGS. TEST HOLES MAY BE NECESSARY. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF THIS PLAN, CONDITIONS AND CONSEQUENCES THEREOF. RESULTS OF FINDINGS MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.
- CONTRACTOR SHALL LOCATE ALL EXISTING UTILITY CONNECTIONS DURING SITE CLEARING & DEMOLITION IF (IN THE OPINION OF THE TOWN ENGINEER AND IF THERE ARE NO CONFLICTS WITH THE EXISTING UTILITY CONNECTIONS ARE FOUND TO BE ACCEPTABLE, THEY SHALL BE UTILIZED. OTHERWISE, THE CONNECTIONS SHALL BE CONSTRUCTED / INSTALLED AS SHOWN HEREON.
- IF THE PROPOSED FOOTING FOR THE LIGHT POLE CONFLICTS WITH THE FOOTING AND/OR STRUCTURAL INTERFERENCE OF THE CONCRETE WALL, THE POLE SHALL BE MOUNTED TO THE CONCRETE WALL, SUBJECT TO APPROVAL BY THE BOROUGH ENGINEER.
- EXACT LOCATION AND NUMBER OF PROPOSED BOLLARDS ALONG WEST FACE OF BUILDING TO BE SPECIFIED IN FINAL ARCHITECTURAL DRAWINGS.
- PROPOSED SPACES #10 & #11, DRAINAGE, LIGHTING AND STEPS SUBJECT TO CONDITIONS OF BERGEN COUNTY PLANNING BOARD APPROVAL.
- COUNTY ENGINEER'S MAP REFERENCE NUMBER FOR CENTERLINE VERIFICATION IS NOT AVAILABLE AS OF PLAN PREPARATION.

DATE	REVISIONS
7-6-95	PER B.C.S.C.D.
12-2-94	METES & BOUNDS FOR PROPOSED UTILITY EASEMENT
9-16-94	PER 9-8-94 MEETING W/ B.C.D.P.E.
4-22-94	PER 4-21-94 PLANNING BOARD MEETING
4-6-94	LAYOUT, NOTES ETC.



SITE PLAN / EROSION CONTROL PLAN

SYED ISPAHANI
933 KINDERKAMACK ROAD
BLOCK 206 LOT 3

RIVER EDGE BERGEN COUNTY NEW JERSEY

LAPATKA ASSOCIATES, INC.
12 ROUTE 17 NORTH
PARAMUS, N.J. 07652
(201) 587-1600

ENGINEERS, LANDSCAPE ARCHITECTS - SURVEYORS

ALEXANDER J. LAPATKA **GEORGE R. BACHMANN**
P.E. 28218 L.S. 19947

DATE: 3-22-94
DRAWN: BJS
CHECKED: RL
SCALE: 1" = 10'
SHEET No. 1 of 2
PROJECT No. 94-110

APPROVED BY THE COUNTY PLANNING BOARD
County of Bergen, New Jersey

Attested to by: *[Signature]*
Title: *[Signature]*
Date: 12/18/1995

APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF RIVER EDGE

DATE: _____

CHAIRMAN: _____

SECRETARY: _____

BOROUGH ENGINEER: _____

BCBP #SP5779 SW