

ZONING NOTES
 ZONE: C-2 - "COMMERCIAL / OFFICE" DISTRICT

	REQUIRED	PROVIDED
MIN. LOT AREA	10,000 S.F.	18,321.16 S.F.
MIN. LOT WIDTH	100 FT.	229.75 FT.
MIN. LOT DEPTH	100 FT.	50.00 FT. (1)
MAX. BLDG. HEIGHT	35 FT.	EXISTING
MAX. LOT COVERAGE	40%	16.93%
MAX. IMPROVED COVERAGE	80%	78.20%
MIN. FRONT YARD	30 FT.	1.77 FT. (1)
MIN. SIDE YARD	15 FT.	N/A (1)
MIN. TOTAL SIDE YARD	35 FT.	N/A (1)
MIN. REAR YARD	20 FT.	2.70 FT. (1)
MIN. PARKING SPACES	N/A	EXISTING

NO VARIANCES REQUIRED
 (1) EXISTING, NON-CONFORMING CONDITION

- GENERAL NOTES**
- TOTAL LOT AREA = 18,321.16 S.F. = 0.421 Ac.
 - ALL ELEVATIONS BASED ON NGVD DATUM 1929.
 - CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - ALL DAMAGED CURB AND STREETS TO BE REPAIRED BY CONTRACTOR TO BOROUGH STANDARDS.
 - STREETS TO BE CLEANED EVERYDAY IF NECESSARY.
 - ⊗ DENOTES TREE TO BE REMOVED.
 - INSTALL CLEANOUTS AT ALL BENDS IN ROOF DRAINS.
 - TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. NO SOIL MOVEMENT AND/OR STOCKPILING OF MATERIAL AND NO OPERATION OF CONSTRUCTION VEHICLES IS PERMITTED WITHIN 10' OF SAID TREES.
 - THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (1:12) FOR A MINIMUM DISTANCE OF 8' MEASURED PERPENDICULAR TO THE FACE OF THE WALL. THE PROCEDURE UTILIZED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ALL ADDITIONAL SETTLEMENT OF THE BACKFILL.
 - EXISTING IMPERVIOUS COVERAGE = 13,931 S.F.
 PROPOSED IMPERVIOUS COVERAGE = 14,327 S.F.
 TOTAL INCREASE = 396 S.F.
 - THERE ARE NO KNOWN COVENANTS OR RESTRICTIONS OF RECORD ON THE PROPERTY.
 - THERE ARE NO ROCK OUTCROPS OR WATERCOURSES ON SITE.

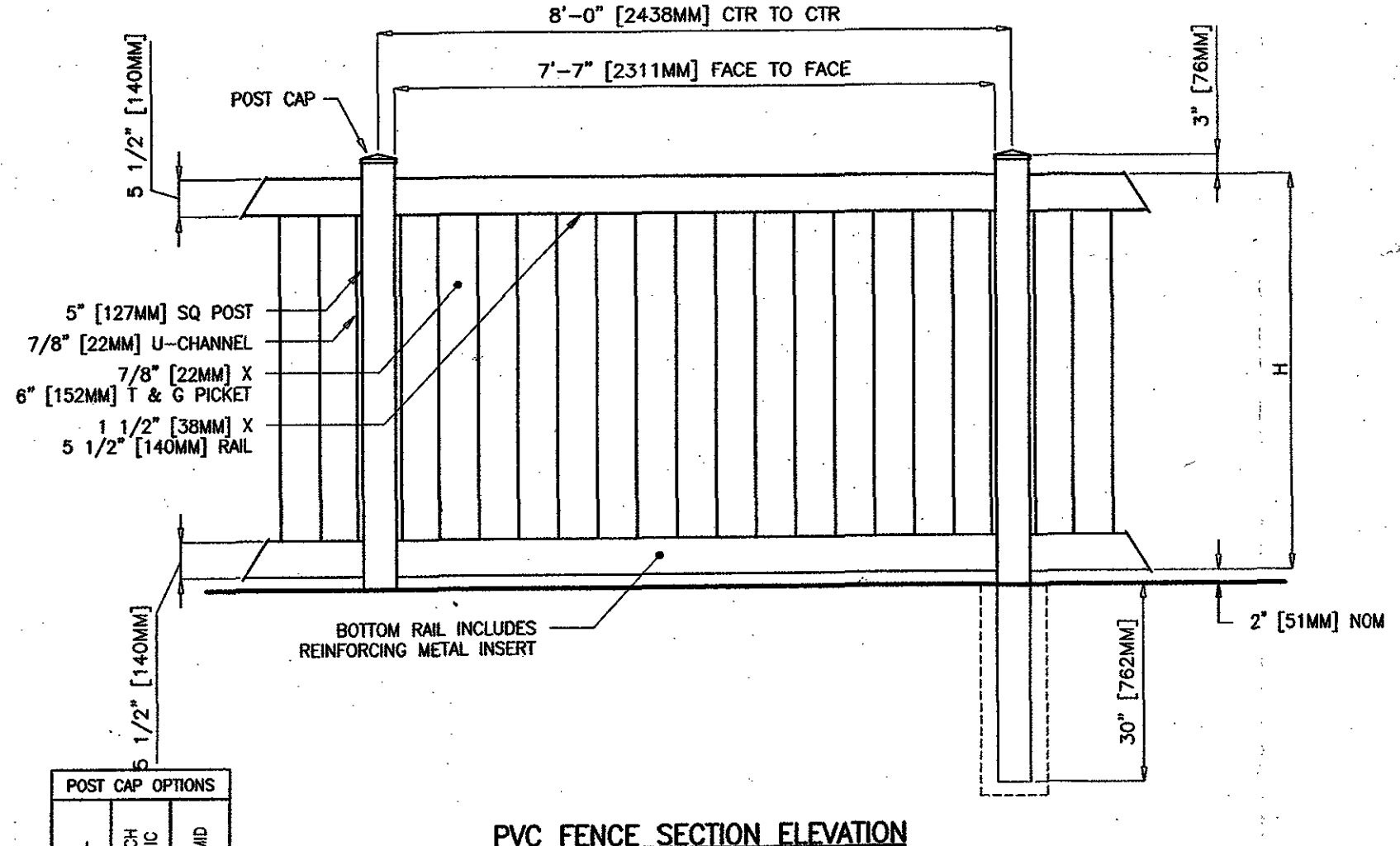
- REFERENCES**
- DEED BOOK 7678, PAGE 991.
 - BOROUGH OF RIVER EDGE TAX MAPS.

LOT COVERAGE CALC'S

EXIST. BUILDINGS	2,937 S.F.
EXIST. SHED	145 S.F.
EXIST. COVERED STEPS	19 S.F.
TOTAL	3,101 S.F./18,321.16 S.F.=16.93%

IMPROVED COVERAGE CALC'S

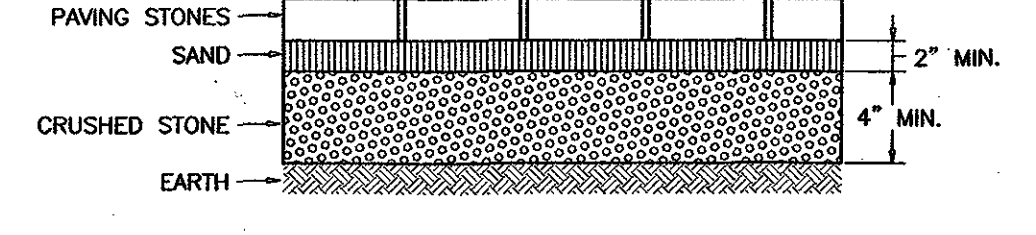
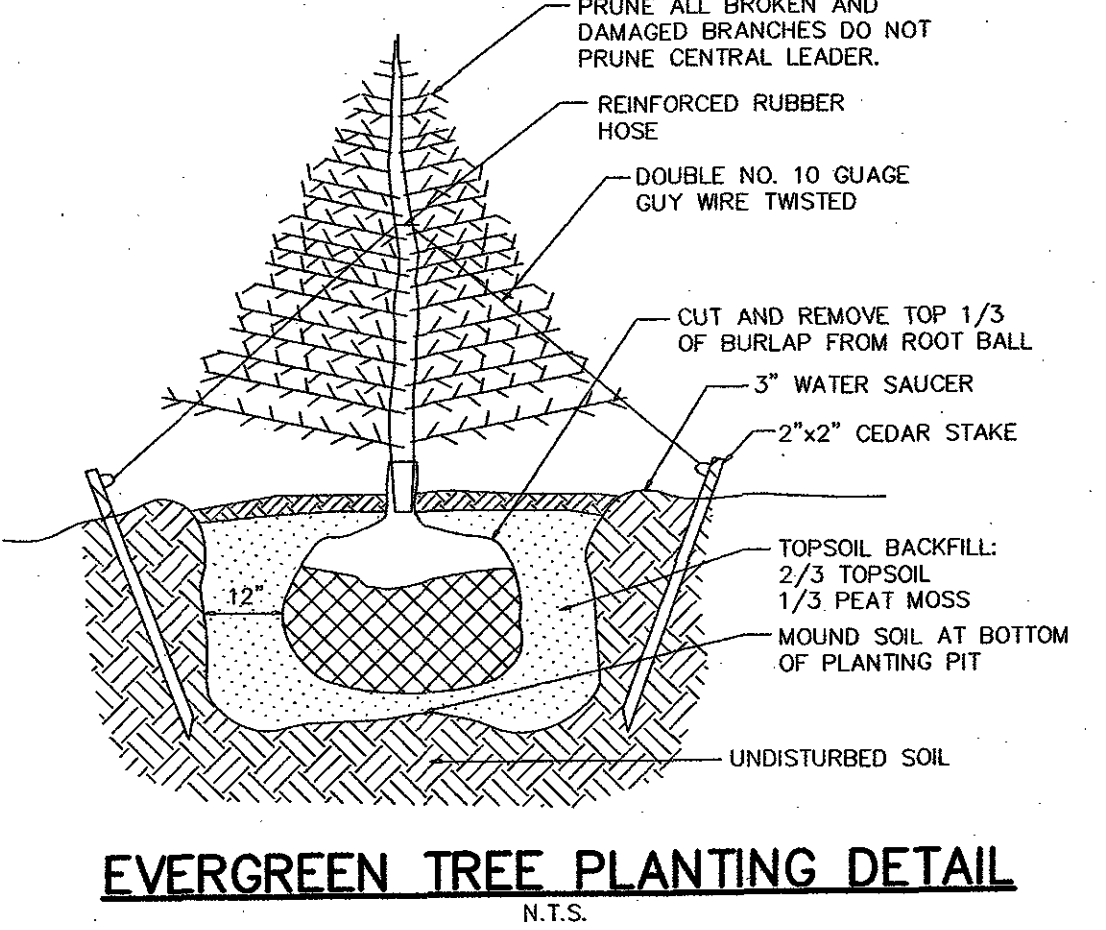
LOT COVERAGE	3,101 S.F.
EXIST. DRIVEWAY	6,398 S.F.
EXIST. ROAD	324 S.F.
EXIST. GRAVEL	2,290 S.F.
EXIST. STEPS & WALKS	1,558 S.F.
PROP. PATIO & WALK	656 S.F.
TOTAL	14,327 S.F./18,321.16 S.F.=78.20%



POST CAP OPTIONS

BALL	FRENCH GOTHIC	PYRAMID
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NOTES:
 1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
 2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.
 3. FOOTING WIDTH TO BE (2X POST WIDTH, MINIMUM DEPTH 30\"/>



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SITE PLAN FOR PROPOSED PATIO
 LOT 4.03 BLOCK 1410
No. 77 KINDERKAMACK ROAD
 BOROUGH OF RIVER EDGE BERGEN COUNTY NEW JERSEY
 APPLICANT/GRAND AVENUE HYDE GROUP TENANT/ SAYAT NOVA RESTAURANT, INC.
 OWNER 84 GRAND AVENUE OPERATOR 77 KINDERKAMACK ROAD
 RIVER EDGE, NEW JERSEY 07661 RIVER EDGE, NEW JERSEY 07661

DRAWN BY: A.J.
CHECKED BY: M/H
SCALE: AS NOTED
DRAWING NO. 2669-1
REV. 1