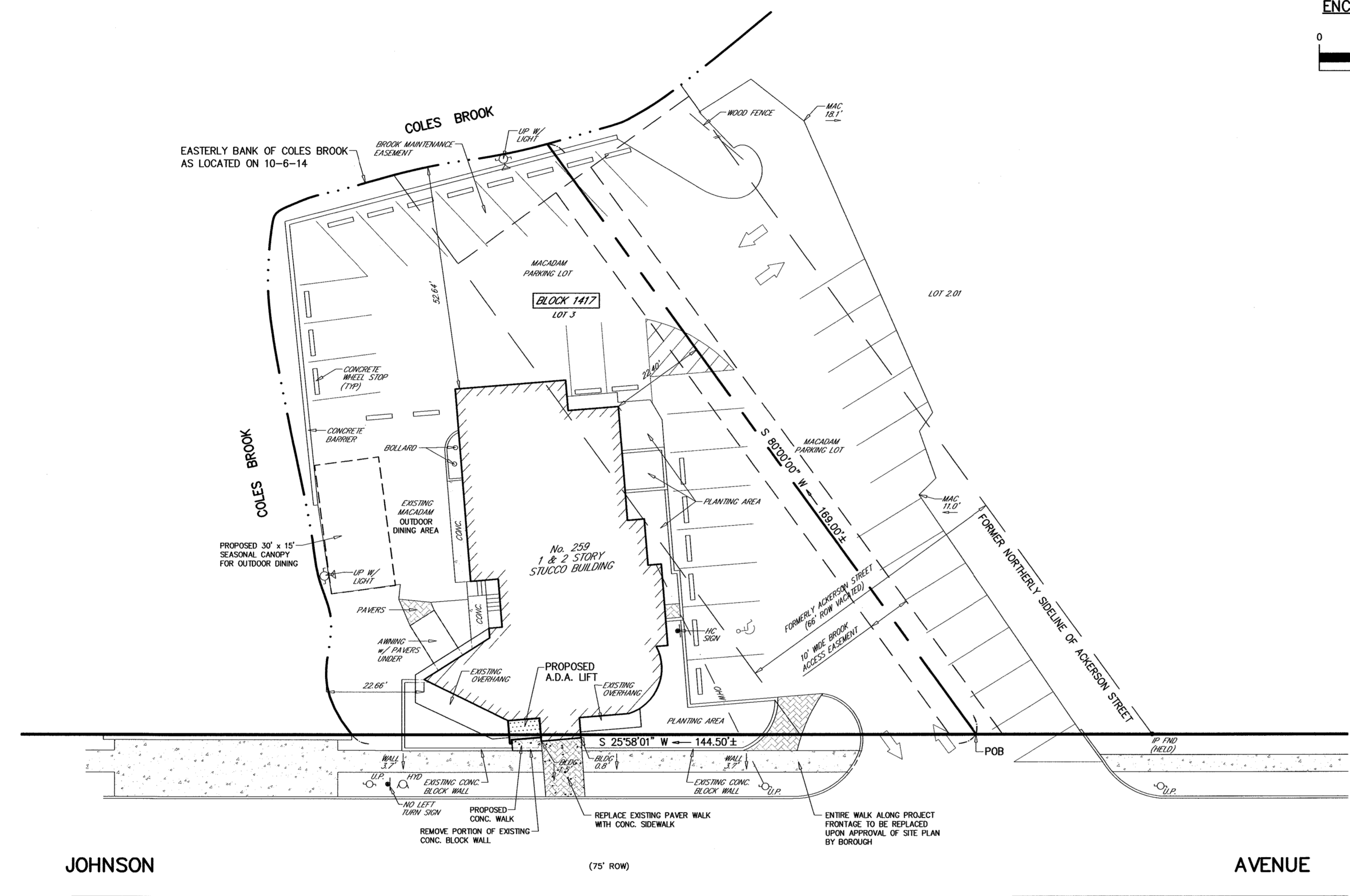
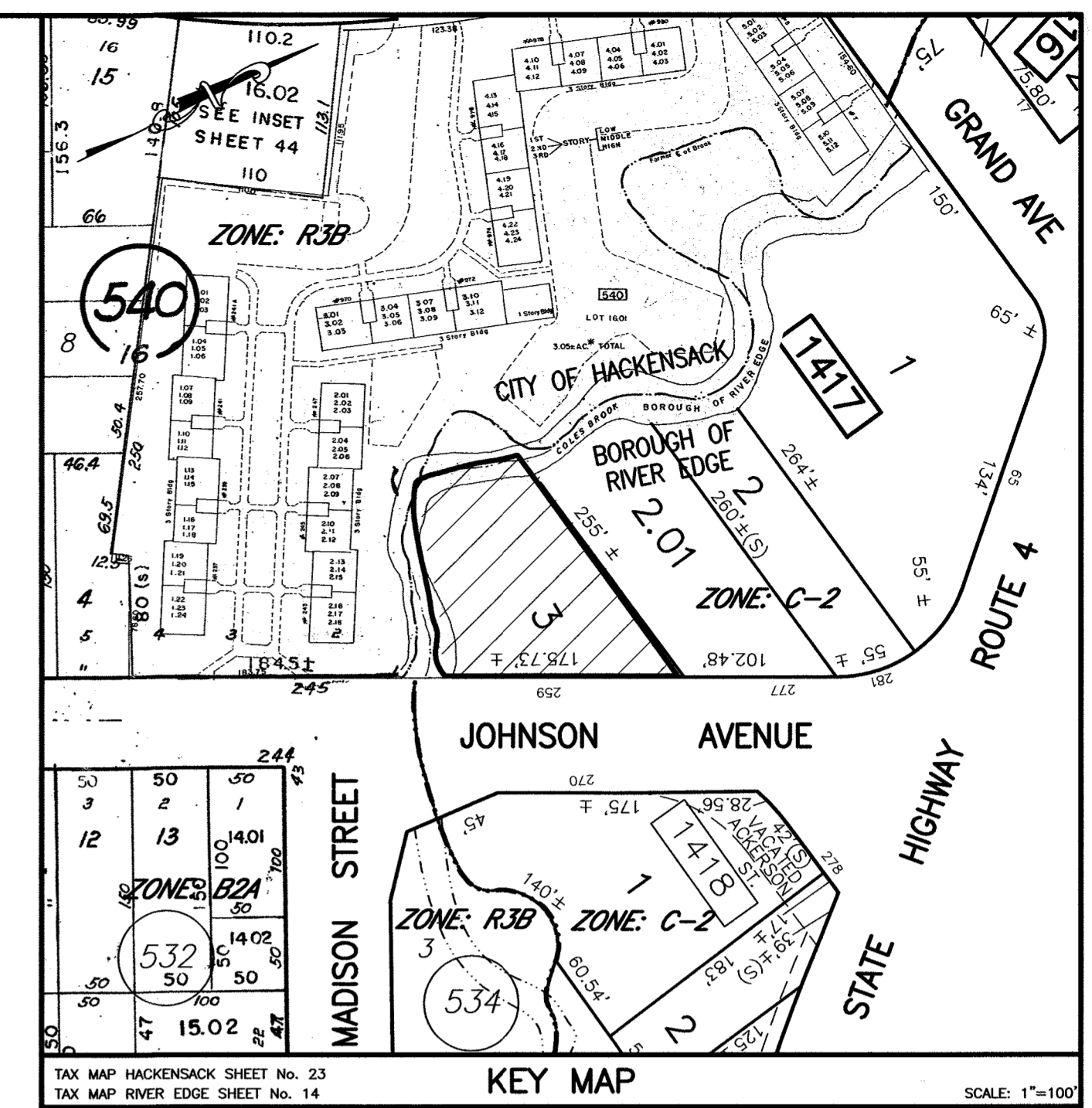


JOHNSON (75' ROW) AVENUE
ENCROACHMENT DETAIL
 SCALE: 1"=5'



JOHNSON (75' ROW) AVENUE

EXISTING LOT COVERAGE CALC'S

FOOTPRINT	=	3,077 S.F.
OVERHANGS	=	240 S.F.
REAR AWNING	=	69 S.F.
TOTAL	=	3,386 S.F./14,275.75 S.F. = 23.72%

EXISTING IMPROVED LOT COVERAGE CALC'S

BLDG. COVERAGE	=	3,386 S.F.
MACADAM	=	8,260 S.F.
PAVERS, STEPS & CONC.	=	285 S.F.
TOTAL	=	11,931 S.F./14,275.75 S.F. = 83.58%

ZONING NOTES
 ZONE C-2: COMMERCIAL RETAIL

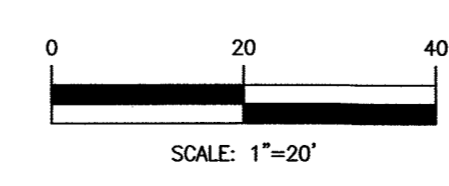
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 S.F.	14,275.75 S.F.	NO CHANGE
MIN. LOT WIDTH	100 FT.	169.00 FT.	NO CHANGE
MIN. LOT DEPTH	100 FT.	144.50 FT.	NO CHANGE
MIN. FRONT YARD	30 FT.	0 FT. (1)	NO CHANGE
MIN. SIDE YARD	15 FT.	22.00 FT.	NO CHANGE
MIN. TOTAL SIDE YARD	35 FT.	44.40 FT.	NO CHANGE
MIN. REAR YARD	20 FT.	74.07 FT.	NO CHANGE
MAX. BLDG. HEIGHT	2 1/2 STORIES	2 STORIES	NO CHANGE
MAX. BLDG. HEIGHT	35.0 FT.	< 35 FT.	NO CHANGE
MAX. LOT COVERAGE	40.0%	23.72%	NO CHANGE
MAX. IMP. LOT COVERAGE	80.0%	83.58% (1)	NO CHANGE

(1) EXISTING NON-CONFORMING

- GENERAL NOTES**
- TOTAL LOT AREA = 14,275.75 S.F. (0.328 Ac.)
 - ELEVATIONS BASED ON NGVD 1929.
 - CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - ALL DAMAGED CURB AND STREETS TO BE REPAIRED BY CONTRACTOR TO BOROUGH STANDARDS.
 - 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.
 - IMPERVIOUS AREA:

EXISTING	=	11,931 S.F.
PROPOSED	=	0 S.F.
NET CHANGE	=	0 S.F.
 - THE APPLICANT IS REQUIRED TO PROVIDE AN INTERNAL INSPECTION OF THE EXISTING SANITARY LATERALS USING CLOSED CIRCUIT TELEVISION EQUIPMENT.

- REFERENCES**
- SURVEY OF PREMISES BY HUBSCHMAN ENGINEERING, ROBERT MUELLER, PLS., REV. DATE 11-3-14.
 - DEED BOOK 5743, PAGE 81.
 - A CERTAIN MAP ENTITLED "MAP OF PROPERTY OF ZABRISKIE AND ACKERSON AT CHERRY HILL, BERGEN COUNTY, NEW JERSEY" FILED IN THE BCCO ON JUNE 22, 1870 AS MAP NO. 143; BEING LOT 1 IN BLOCK 16 ON SAID MAP.
 - ROAD VACATION BOOK 8, PAGE 442.
 - BOROUGH OF RIVER EDGE TAX MAPS.
 - CITY OF HACKENSACK TAX MAPS.



ROBERT J. MUELLER PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 37206 	MICHAEL J. HUBSCHMAN P.E., P.P. PROFESSIONAL ENGINEER AND PLANNER N.J.P.E. NO. 29497
5-6-20	5-6-20
DATE	DATE

NO.	REVISIONS	DATE	BY	CHKD
SITE PLAN				
LOT 3 PROPOSED A.D.A. CHAIRLIFT & OUTDOOR DINING AREA BLOCK 1417				
259 JOHNSON AVENUE				
BOROUGH OF RIVER EDGE, BERGEN COUNTY, NEW JERSEY				
APPLICANT: SONNY T'S RESTAURANT				
259 JOHNSON AVENUE				
RIVER EDGE, NEW JERSEY 07661				
HUBSCHMAN ENGINEERING, P.A. ENGINEERS - PLANNERS - SURVEYORS 283A S. WASHINGTON AVE., BERGENFIELD, NJ 07621 201-384-5666				DRAWN BY: Y.R. CHKD BY: MJH SCALE: 1"=20' DRAWING NO. 2014044-1 REV. #