



TAX MAP SCALE = 1" = 200'

ZONING ANALYSIS

ZONE:

C1

PROPOSED USE:

CONVENIENCE STORE

BULK AND YARD REQUIREMENTS	REQUIRED	PROPOSED
MINIMUM LOT AREA (SF)	10,000	15,149.14
MINIMUM LOT WIDTH (FT)	100	117.98
MINIMUM LOT DEPTH (FT)	100	105
FRONT YARD (FT)	30	47.0 FROM EASEMENT
REAR YARD (FT)	20	24.2 - INCLUDES BUFFER
SIDE YARD (FT)	15	4 (1)
MAX LOT COVERAGE (%)	40	2,400 SF / 15.8%
MAX IMPROVED LOT COVERAGE (%)	80	10,328.89 SF / 68.2%
BUILDING HEIGHT (FT)	25	18'-1.5"
PARKING	12	13

1500/150 = 10
900/600 = 1.5

(1) VARIANCE REQUIRED

IMPERVIOUS COVERAGE CALCULATIONS

EXISTING IMPERVIOUS AREA	9,364.75 SF	0.215 Ac	61.8%
PROPOSED IMPERVIOUS AREA	10,328.89 SF	0.237 Ac	68.2%
NET IMPERVIOUS AREA INCREASE	964.14 SF	0.022 Ac	6.4%



APPROVED BY THE COUNTY PLANNING BOARD
COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY _____ DATE _____
TITLE _____

BOROUGH OF RIVER EDGE
APPROVED BY _____ OF THE _____

BOROUGH OF RIVER EDGE AT A MEETING HELD ON _____ 20____
CHAIRMAN: _____
SECRETARY: _____
ENGINEER: _____
OWNER'S CONSENT: _____

REV	DATE	BY	DESCRIPTION

HARRY N. TUVEL, P.E., P.P. NJPE # 27179 & PP # 3847
PROFESSIONAL ENGINEER AND PLANNER
CERTIFICATE OF AUTHORIZATION #24GA28173500

SIGNATURE _____ MARCH 5, 2011

TUVEL CIVIL ENGINEERING S-E-R-V-I-C-E-S

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DRAWING TITLE	SITE PLAN
PROJECT NAME	PROPOSED CONVENIENCE STORE
LOCATION	BLOCK 619 LOT 3 584 KINDERKAMACK ROAD BOROUGH OF RIVER EDGE BERGEN COUNTY, NEW JERSEY
APPLICANT/OWNER	IDEAL PROPERTIES, LLC 594 KINDERKAMACK RD, RIVER EDGE, NJ 07661
PROJECT NO.	11012
SCALE:	1" = 10'
SHEET	2 OF 6