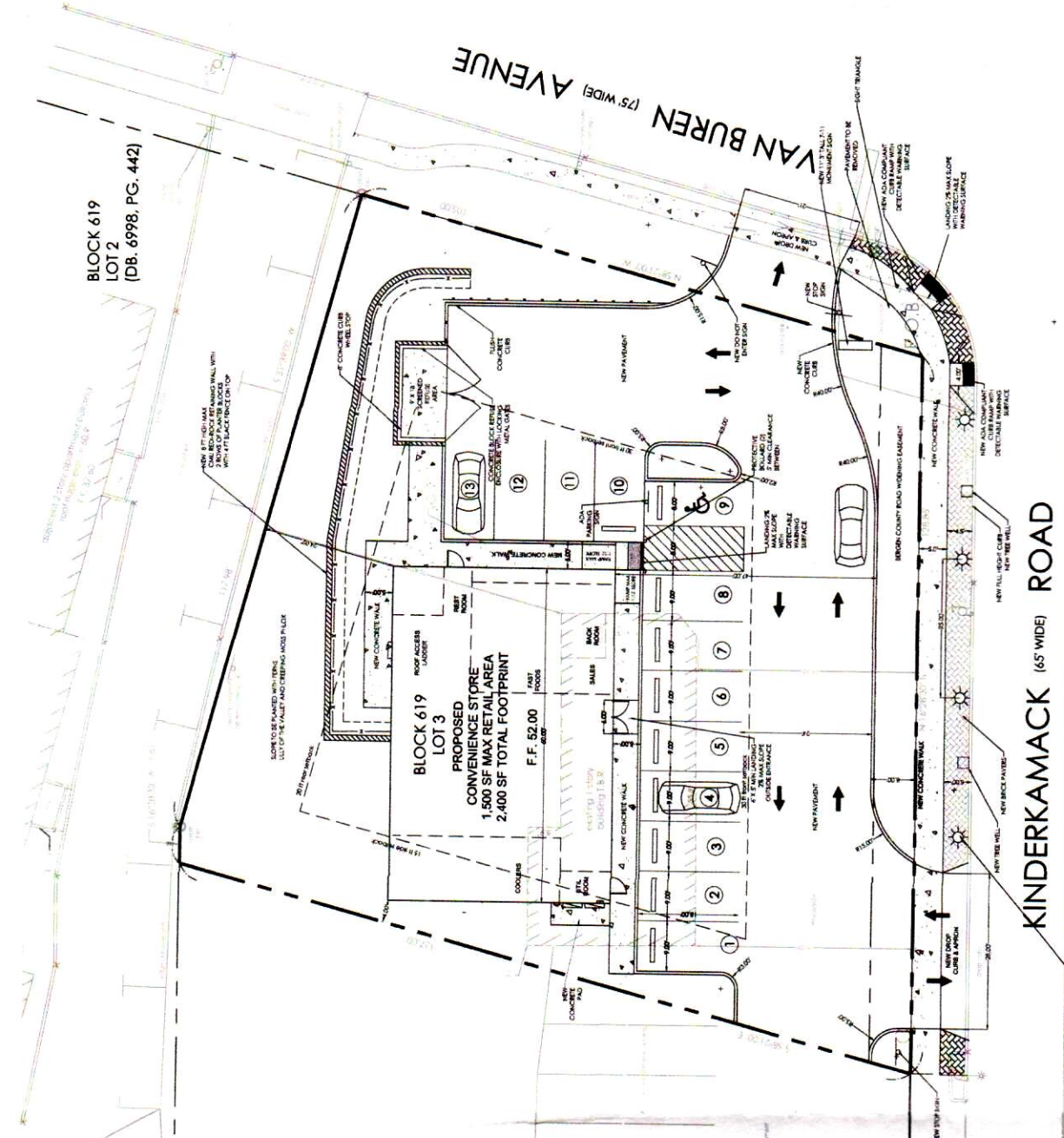


BLOCK 619
LOT 2
(DB. 6998, PG. 442)



ZONING ANALYSIS

TAX MAP SCALE = 1" = 200'

ZONE:	PROPOSED USE:	REQUIRED:	PROPOSED:
C1	CONVENIENCE STORE	10,000	15,149.14
		100	11,798
		30	105
		20	47.0 FROM EASEMENT
		15	24.2 - INCLUDES BUFFER
		40	4 (1)
		80	2,400 SF / 15.8%
		25	10,328.89 SF / 68.2%
		12	18'-1.5"
			13

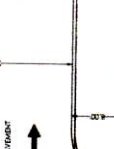
MINIMUM LOT AREA (SF)
MINIMUM LOT WIDTH (FT)
MINIMUM LOT DEPTH (FT)
FRONT YARD (FT)
REAR YARD (FT)
SIDE YARD (FT)
MAX LOT COVERAGE (%)
MAX IMPROVED LOT COVERAGE (%)
PARKING
BUILDING HEIGHT (FT)

1500/50 = 10
900/600 = 1.5

(1) VARIANCE REQUIRED

IMPERVIOUS COVERAGE CALCULATIONS

EXISTING IMPERVIOUS AREA	9,384.25 SF	0.215 AC	61.8 %
PROPOSED IMPERVIOUS AREA	10,328.89 SF	0.237 AC	64.2 %
NET IMPERVIOUS AREA INCREASE	944.64 SF	0.022 AC	6.4 %



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TUVEL CIVIL ENGINEERING
SPECIALTIES: CIVIL, ENVIRONMENTAL, PLANNING

STEPHAN CONVENIENCE STORE

344 KINDEKAMACK ROAD
BOROUGH OF RIVER EDGE
BERGEN COUNTY, NEW JERSEY

DATE: MARCH 5, 2011

SCALE: 1" = 10'

2 of 2

REV	DATE	BY	DESCRIPTION

HARRY N. TUVEL, P.E., P.P. NRE # 27179 & PE #3847
PROFESSIONAL ENGINEER AND PLANNER
CORPORATE OF ARCHITECTURE ASSOCIATES LTD

MARCH 5, 2011

DATE