

LEGEND

5' CONTOUR LINE	---	45
1' CONTOUR LINE	---	44
GAS VALVE	GV	
WATER VALVE	WV	
INLET	IN	
MANHOLE	MH	
UTILITY / LIGHT POLE	ULP	
SIGN	S	

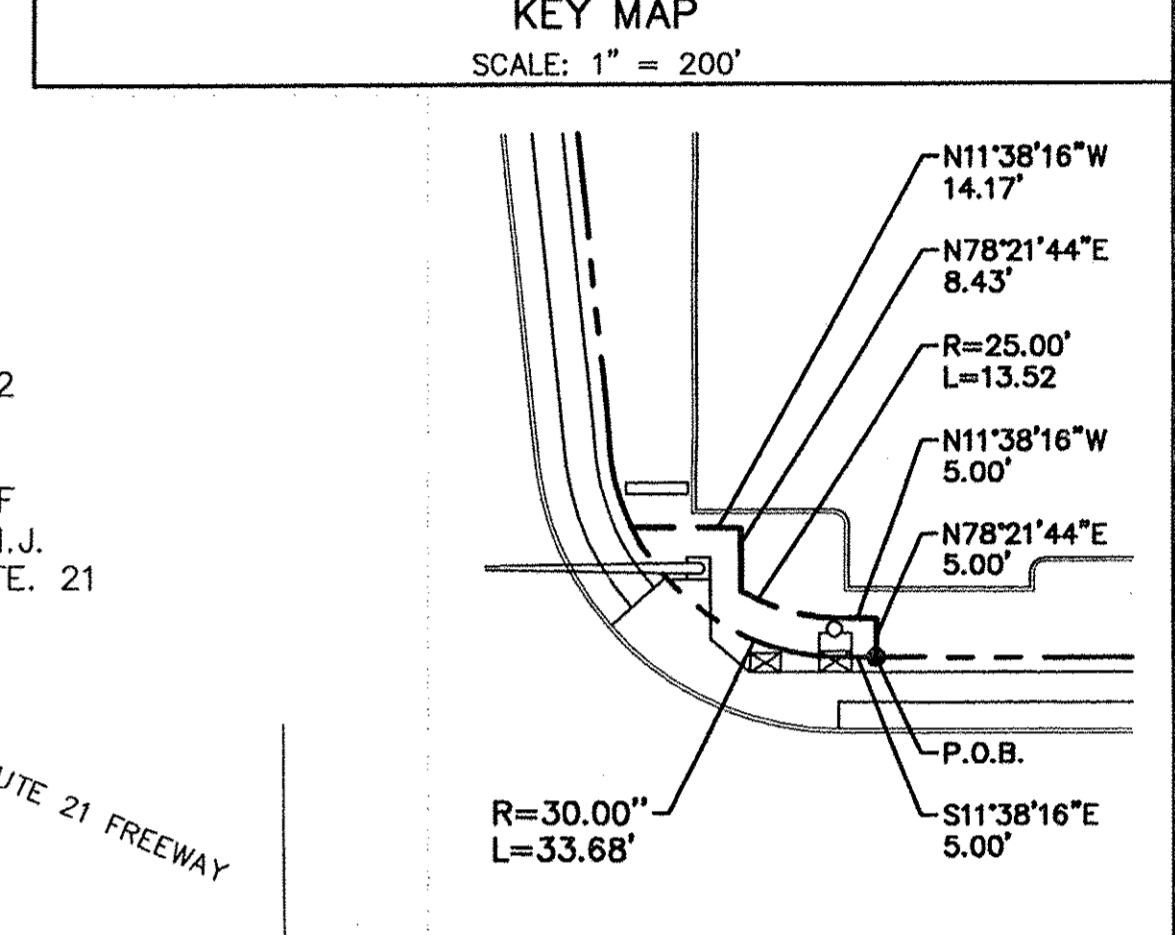
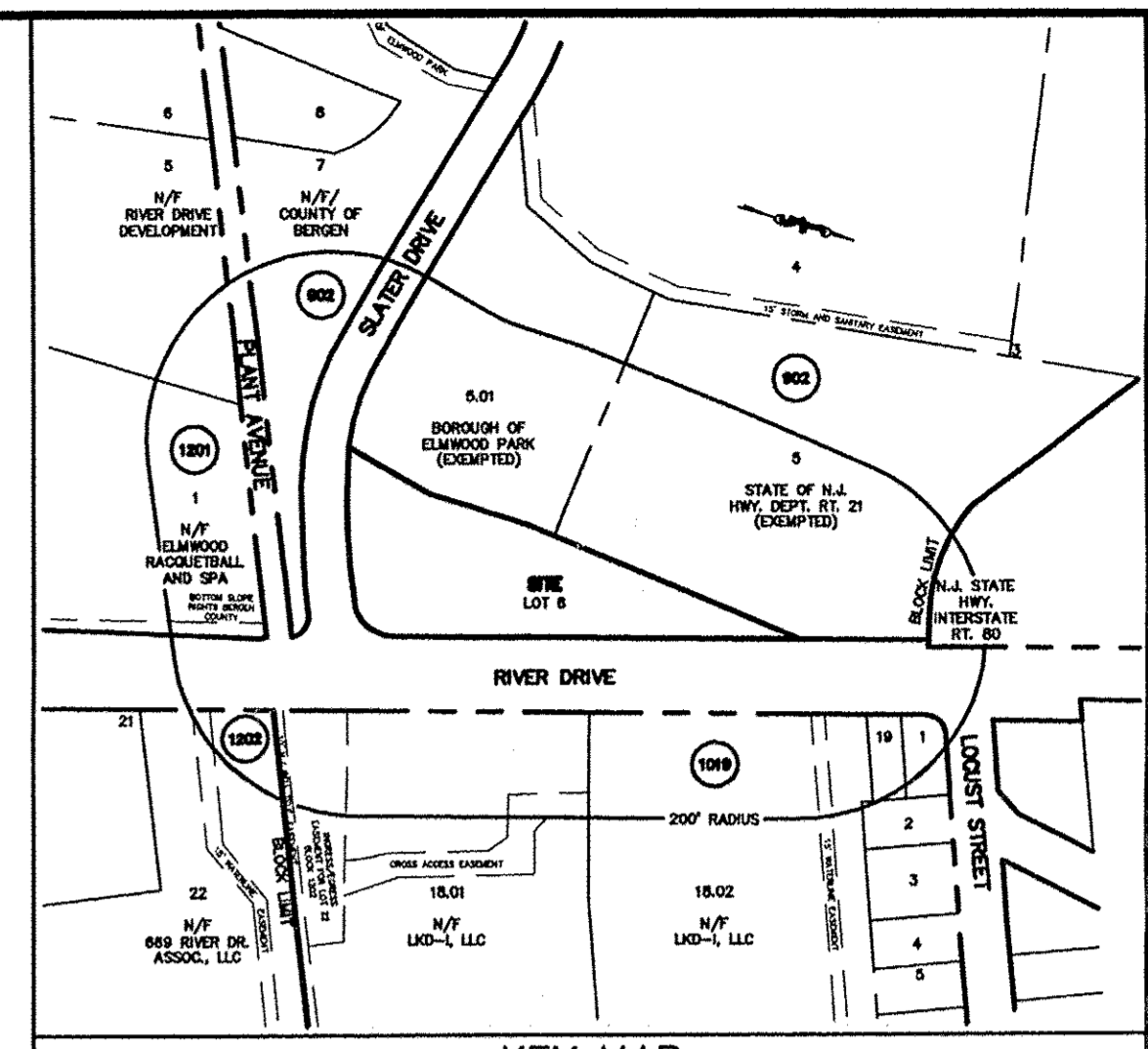
ZONING AND BULK TABLE

	ZONE: POP		
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE (S.F. / ACRES)	304,920 / 7.0	48,787 / 1.12 *	48,787 / 1.12 **
MINIMUM LOT AREA D.U. (S.F.)	N.A.	N.A.	N.A.
MINIMUM LOT WIDTH (FEET)	350	205± *	205± **
MINIMUM FRONT YARD (FEET)	50	28 *	82.8
MINIMUM SIDE YARD (FEET)	30	9.9 *	10 **
MINIMUM SIDE YARD BOTH (FEET)	60	29.9 *	62.3
MINIMUM REAR YARD (FEET)	60	220	320
MAXIMUM LOT COVERAGE (%)	40	39	10.8
MAXIMUM BUILDING HEIGHT (FT. / STORIES)	55 / 4	16 / 1	25 / 2
FLOOR AREA RATIO	N.A.	N.A.	N.A.
MINIMUM LANDSCAPED OPEN SPACE	25	16.39	35.67

* DENOTES AN EXISTING VARIANCE CONDITION
** VARIANCE REQUESTED

PARKING REQUIREMENTS:
 REQUIRED: 1 SPACE PER 200 S.F. - 6,400/200 = 32 SPACES
 PROPOSED: = 32 SPACES
 * 14 SPACES AT THE NORTHERLY SIDE OF THE SITE TO BE 9' x 18'

PROPOSED SIGNAGE:
 ACCESSORY SIGNS: 2' x 3' = 6 S.F. x 4 SIGNS = 24 S.F.
 WALL MOUNTED SIGNS: 5' x 5' = 25 S.F. x 2 SIGNS = 50 S.F.
 FREE STANDING: 8' x 5' = 40 S.F. x 2 SIGNS = 80 S.F.
 DRIVE THRU SIGN: 2' x 28' = 56 S.F. x 1 SIGN = 56 S.F.
 TOTAL: = 210 S.F. **
 ** VARIANCE REQUESTED



DESCRIPTION OF PROPERTY ON RIVER DRIVE:
 TAX MAP BLOCK 902 - LOT 6
 BOROUGH OF ELMWOOD PARK
 BERGEN COUNTY, NEW JERSEY

BEGINNING at the point in the westerly side line of River Drive (as widened), said point being 480.61 feet measured in a northerly direction along the said westerly side line of River Drive from the point of intersection formed by the northerly side line of Slater Drive and the said westerly side line of River Drive, running thence:

- South 11°-38'-16" East, along the said westerly side line of River Drive, a distance of 453.62 feet to a point of curvature, thence
- On a curve to the right having a radius of 30.00 feet, an arc distance of 43.96 feet to a point of tangency in the said westerly side line of Slater Drive, thence
- South 72°-18'-36" West, along the northerly side line of Slater Drive, a distance of 48.37 feet to a point of curvature, thence
- Continuing along the northerly side line of Slater Drive on a curve to the right, having a radius of 515.00 feet, an arc distance of 130.17 feet to the point of intersection formed with the easterly side line of Route 21, thence
- North 17°-40'-00" East, along the easterly side line of Route 21, a distance of 92.89 feet to a point, thence
- North 07°-05'-00" East, along the easterly side line of Route 21, a distance of 112.33 feet to a point, thence
- North 09°-48'-32" East, along the easterly side line of Route 21, a distance of 146.55 feet to a point, thence
- North 11°-57'-54" East, along the easterly side line of Route 21, a distance of 176.56 feet to the point of intersection formed with the westerly side line of River Drive, the said Point or Place of BEGINNING.

BEING commonly known as River Drive, Elmwood Park, New Jersey

Prepared by:
 Charles L. Osterkorn Jr., P.E., L.S.
 Date: December 20, 2006
 N.J. LIC. NO. 29071
 REVISED: February 16, 2007

REVISED DESCRIPTION OF SIGNAL EQUIPMENT BASINMENT AT 680 RIVER DRIVE:
 TAX MAP BLOCK 902 - LOT 6
 BOROUGH OF ELMWOOD PARK
 BERGEN COUNTY, NEW JERSEY

BEGINNING at the point in the westerly side line of River Drive (as widened), said point being 5.00 feet north of the point of curvature formed by the said westerly side line of River Drive and a curve to the right having a radius of 30.00 feet and length of 43.96 feet that connects to the northerly side line of Slater Drive, running thence:

- South 11°-38'-16" East, along the said westerly side line of River Drive, a distance of 5.00 feet to a point of curvature, thence
- On a curve to the right having a radius of 30.00 feet, with a chord bearing of South 20°-31'-12" West and a chord distance of 21.94 feet, an arc distance of 33.68 feet to a point, thence
- North 11°-38'-16" West, a distance of 14.17 feet to a point, thence
- North 78°-21'-44" East, a distance of 8.43 feet to a point, thence
- On a curve to the left, parallel to the Second Course, having a radius of 25.00 feet, with a chord bearing of North 03°-51'-18" East and a chord distance of 13.36 feet, an arc distance of 13.52 feet to a point, thence
- North 11°-38'-16" West, a distance of 5.00 feet to a point, thence
- North 78°-21'-44" East, a distance of 5.00 feet to the point of intersection formed with the said westerly side line of River Drive, the said Point or Place of BEGINNING.

This easement contains 214.7 S.F. or 0.004929 Acres.

Prepared by:
 Charles L. Osterkorn Jr., P.E., L.S.
 Date: December 20, 2006
 N.J. LIC. NO. 29071
 REVISED: February 16, 2007

REFERENCE: BEING THAT PARCEL OF LAND AS DESCRIBED IN DEED DATED JUNE 17, 1998 AS RECORDED IN THE BERGEN COUNTY CLERK'S OFFICE ON JULY 2, 1998 IN DEED BOOK 8079, PAGE 669.

REFERENCE: BEING THAT DEED OF EASEMENT TO BERGEN COUNTY DATED FEBRUARY 16, 2007 AS RECORDED IN THE BERGEN COUNTY CLERK'S OFFICE ON MARCH 12, 2007 IN DEED BOOK 9270, PAGE 017.

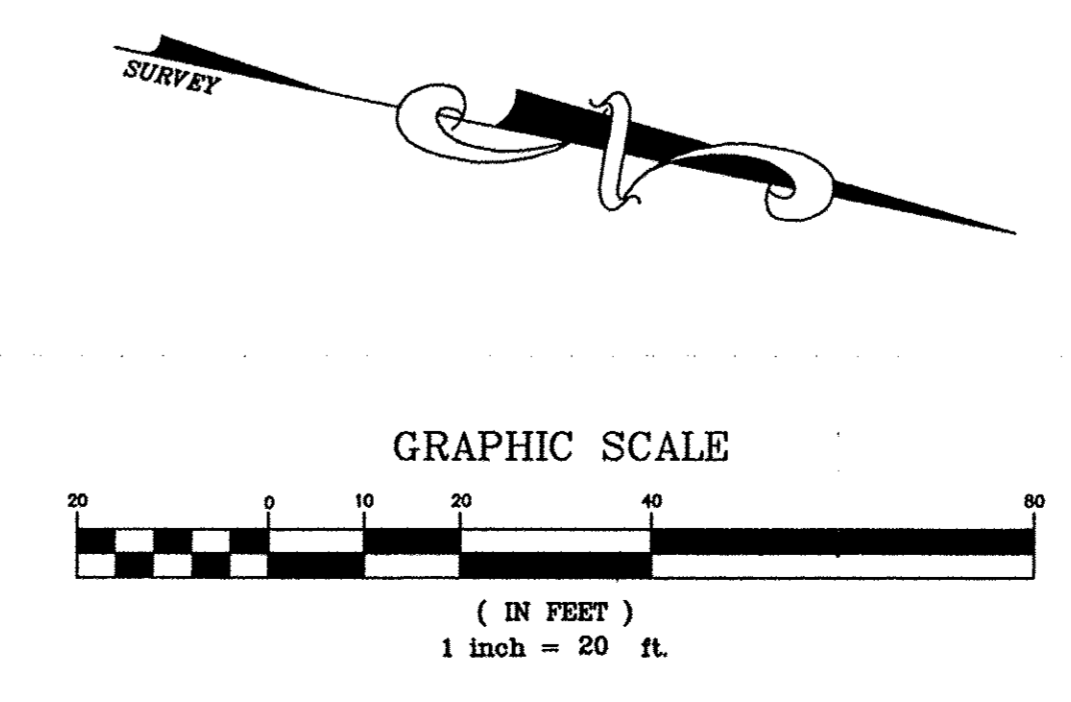
TO: NOMAR ASSOCIATES, L.L.C., GREAT WEST LIFE AND ANNUITY INSURANCE COMPANY, ITS HEIRS, SUCCESSORS AND/OR ASSIGNS; EPSTEIN, FITZSIMMONS, BROWN, GIOIA, JACOBS AND SPROULS, P.C.; TITLE SERVICES OF NEW JERSEY, INC.; FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1-4, 6-11 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS ADOPTED BY ALTA AND NSPS IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW JERSEY, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: CHARLES L. OSTERKORN JR., P.E., L.S., P.P. N.J. LIC. NO. 29071

CERTIFIED TO:
 NOMAR ASSOCIATES, L.L.C.; GREAT WEST LIFE AND ANNUITY INSURANCE COMPANY, ITS HEIRS, SUCCESSORS AND/OR ASSIGNS; EPSTEIN, FITZSIMMONS, BROWN, GIOIA, JACOBS AND SPROULS, P.C.; TITLE SERVICES OF NEW JERSEY, INC.; FIRST AMERICAN TITLE INSURANCE COMPANY;

NOTE: PROPERTY CORNERS NOT SET AS REQUESTED



- NOTES:**
- THIS PLAN DOES NOT INCLUDE STAKEOUT OF PROPERTY
 - SUBJECT TO EASEMENTS, RESTRICTIONS OR COVENANTS SET FORTH IN TITLE SEARCH ISSUED BY TITLE SERVICES OF NEW JERSEY UNDER FILE #TS-18829FA.
 - THIS SURVEY BASED UPON INFORMATION GATHERED IN THE FIELD BY OSTERKORN ENGINEERING.
 - SITE OUTSIDE OF 100-500 FLOOD ZONE (ZONE-B) PER FEMA MAP COMMUNITY PANEL NO. 340500-0001-B, MAP REVISED FEBRUARY 26, 1982 ON FILE WITH THE BOROUGH OF ELMWOOD PARK.
 - ALL ELEVATION ARE 1929 NGVD.

DATE	REVISION

"AS-BUILT" ALTA LOCATION SURVEY
 AT 680 RIVER DRIVE
 TAX MAP BLOCK 902 - LOT 6
 BOROUGH OF ELMWOOD PARK
 BERGEN COUNTY, NEW JERSEY

OSTERKORN ENGINEERING ASSOCIATES
 ENGINEERING-SURVEYING-PLANNING-TEL. 848-8190 / FAX. 848-0981
 121 GODWIN AVENUE WYCKOFF, N.J. 07481

CHARLES L. OSTERKORN JR., P.E., L.S.
 N.J. LIC. NO. 29071

DATE: 10/27/2007 SCALE: 1"=20' SHEET No. 1 JOB No. U-5256