



- LEGEND**
- — ○ PROPERTY LINE EXISTING
  - — — PROPERTY LINE ADJOINING
  - — — EXISTING CONTOURS (2')
  - — — EXISTING CONTOURS (10')
  - — — CONTOURS PROPOSED (2')
  - — — CONTOURS PROPOSED (10')
  - — — EASEMENT
  - — — SEWER LINE
  - — — WATERLINE

**ZONING SCHEDULE**

B ZONE: USE D.15. RESTAURANT

	REQUIRED	EXISTING
MINIMUM LOT AREA	40,000sf	*14,218sf TOTAL
MINIMUM YARDS (feet)	50'	*31.3'± (N. PLANK RD)
FRONT	50'	*32.4'± (STONE ST)
REAR	30'	6'±
SIDE	15'	*10.5'±
ONE	30'	N/A
BOTH	150'	*100.4'±
MINIMUM LOT WIDTH (feet)	150'	*141.4'±
MINIMUM LOT DEPTH (feet)	100'	148'±
MAXIMUM BUILDING COVERAGE (%)	40%	33%±
MAXIMUM SURFACE COVERAGE (%)	80%	<35'±
MAXIMUM HEIGHT	35'	

\* EXISTING NON-CONFORMING

**MAP REFERENCE**

EXISTING FEATURES INCLUDING PROPERTY LINES, BUILDINGS AND ROADWAYS PER A SURVEY PERFORMED BY DARREN J. STRIMON, P.L.S. ENTITLED "SURVEY OF PROPERTY LOCATED AT TAX LOT 84-2-1.1, LAST REVISED NOVEMBER 2012"

**NOTE**

EXISTING LOT IMPERVIOUS AREA IS 4,655sf.

**REVISIONS**

REV.	DATE	BY	DESCRIPTION
3	02/11/13	RBW	REVISED PER COMMENTS
2	12/04/12	RBW	REVISED PER SURVEYOR
1	11/28/12	RBW	REVISED PER SURVEY

<b>SURVEYOR</b>	<b>ENGINEER</b>
DARREN J. STRIMON, P.L.S. PER ORDER STATE LICENSE NO. 506283	
<b>TALCOTT ENGINEERING DESIGN PLLC</b>	
1 GARBERTOWN ROAD NEW BRUNSWICK, NJ 08901 (732) 645-5668-4583 TALCOTTDESIGN@TALCOTT.COM	
<b>CHARLES T. BROWN, P.E.</b>	
P.O. BOX 4420 NEW BRUNSWICK, N.J. 08953	
<b>EXISTING FEATURES</b>	
<b>VALON &amp; VALAN STEAKHOUSE</b>	
34 NORTH PLANK RD, 84-2-1.1	
TOWN NEWBRUNSWICK, ORANGE COUNTY NY	
DATE	SCALE
11/28/12	1"=20'
JOB NUMBER	SHEET NUMBER
12126-ADM	2 OF 2

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS AND COSTLY— TO EVERYONE. CALL BEFORE YOU DIG. TOLL FREE, 1.800.272-4489 (IN NEW YORK CITY AND LONG ISLAND) OR 1.800.962-2962 (IN ALL OTHER AREAS OF THE STATE.)

**CALL BEFORE YOU DIG... IT'S THE LAW**

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.