

**KEY MAP**

SCALE: 1"=50'

1. AREA OF P.O.D. = 13,778 SQ. FT. = 0.3163 ACRES.

2. COMMONLY KNOWN AS 8 SHERWOOD LANE, WYCKOFF, NJ 07481

3. BEING KNOWN AS LOT 45 IN BLOCK 263 AS SHOWN ON CURRENT TAX MAP OF THE TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY.

4. REFERENCED:

4.1. SURVEY PREPARED BY GB ENGINEERING, LLC AND DATED 02/10/2022

5. PROPERTY IS LOCATED IN "R-15 ZONE DISTRICT (RESIDENTIAL ZONE DISTRICT).

6. DATUM IS NGVD 1929.

7. SOIL DISTURBANCE NOT TO EXCEED 5,000 S.F., THEREFORE NO SOIL EROSION AND SEDIMENT CONTROL PLAN IS REQUIRED.

8. THE INSTALLATION OF THE SEEPAGE PITS SYSTEM MUST BE INSPECTED BY THE TOWNSHIP ENGINEER. A SOIL LOG AND PERCOLATION TEST SHOULD BE CONDUCTED AT THE LOCATION OF THE PROPOSED SEEPAGE PITS SYSTEM. THIS SHALL BE PERFORMED IN THE EXACT LOCATION OF THE PROPOSED STORMWATER MANAGEMENT FACILITY TO DETERMINE THE SURROUNDING SOIL'S ABILITY TO ABSORB THIS ADDITIONAL RUNOFF AND THE DEPTH TO GROUNDWATER BEDROCK.

9. THE APPLICANT SHALL CONTACT THE TOWNSHIP ENGINEER'S OFFICE AT LEAST 48 HOURS PRIOR TO THE INSTALLATION OF THE SEEPAGE PITS WHICH WILL BE UTILIZED FOR STORMWATER MANAGEMENT IN ORDER FOR THE TOWNSHIP ENGINEER'S OFFICE TO SCHEDULE THE INSPECTION OF SAME. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNLESS THE BOROUGH ENGINEER'S OFFICE HAS INSPECTED AND ACCEPTED THE DRAINAGE SYSTEM.

10. OWNER RESPONSIBLE FOR THE INSPECTION & MAINTENANCE OF THE PROPOSED SEEPAGE PITS SYSTEM AS FOLLOWS:

11. IT IS IMPERATIVE THAT THE PIPE SYSTEM REMAIN CLEAR, TO ALLOW FOR THE DISCHARGE INTO THE DRYWELL. ANY OBSERVED CLOGGING OR UNUSUAL OVERFLOW SHOULD BE IMMEDIATELY INVESTIGATED AND ADDRESSED. IT IS RECOMMENDED THAT ANNUALLY AND/OR EVERY FALL A THOROUGH INVESTIGATION AND CLEANING OF THE SYSTEM IS CONDUCTED. THIS SHALL INCLUDE THE INITIAL REMOVAL OF ANY OBVIOUS DEBRIS AND BUILD-UP, THEN THE CLEANING OF THE GUTTERS & LEADERS, FOLLOWED BY THE PVC ROOF DRAIN LEADING TO THE SEEPAGE PITS SYSTEM. AFTER A FREE FLOWING CLEAN OF ALL THE RUNS, THE SEEPAGE PITS SYSTEM SHALL BE INSPECTED AND ANY DEBRIS REMOVED. THE SYSTEM SHALL BE CLEANED OF LEAVES AND SILT. PREVENTATIVE AND CORRECTIVE MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPAIRS OR REPLACEMENTS TO THE STRUCTURE, REMOVAL OF SEDIMENT, DEBRIS, OR TRASH; RESTORATION OF ERODED AREAS. THIS WILL HELP ALLEVIATE BLOCKAGES AND/OR SEDIMENTATION BUILDUP WITHIN THE STORAGE SYSTEM. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.

12. PROPOSED BUILDING HEIGHT BASED ON ZONING CODE DEFINITION & ARCHITECT'S DESIGN DIMENSIONS. CONTRACTOR, THEREFORE IS RESPONSIBLE FOR VERIFYING TOP OF BLOCK ELEVATION & ACTUAL DIMENSIONS TO ROOF PEAK UPON COMPLETION OF FRAMING.

13. WAIVER REQUESTED FOR SHOWING CONTOURS EXTENDING 200' BEYOND SUBJECT PROPERTY.

14. THERE ARE NO COVENANTS, DEED RESTRICTIONS OR EXCEPTIONS THAT ARE INTENDED TO OR DO PRESENTLY RELATE TO ALL OR ANY PART OF THE TRACT. PER CONTRACT PURCHASER.

15. EXISTING UTILITIES CONNECTIONS TO BE REUSED IF PRACTICAL. MUST BE VERIFIED.

16. THE INSTALLATION OF THE PROPOSED IMPROVEMENTS SHALL COMPLY WITH ANY AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, INCLUDING CHAPTER 186 OF THE TOWNSHIP OF WYCKOFF ZONING ORDINANCE.

17. THE APPLICANT IS REQUIRED TO RESTORE THE BOROUGH RIGHT-OF-WAY IN AS GOOD OR BETTER THAN WHAT EXISTS.

18. THE APPLICANT SHOULD BE AWARE THAT SOIL EROSION CONTROL MEASURES AND TEMPORARY CONSTRUCTION FENCING MUST BE MAINTAINED THROUGHOUT CONSTRUCTION.

**PROPERTY INFORMATION**

STREET ADDRESS 8 SHERWOOD LANE, WYCKOFF, N.J. 07481

OWNER OF RECORD: 185 JACKSON LLC

APPLICANT NAME: 185 JACKSON LLC

MAILING ADDRESS: 8 SHERWOOD LANE, WYCKOFF, N.J. 07481

BLOCK 45 LOT 263

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WYCKOFF

DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

BOARD ENGINEER \_\_\_\_\_ VALYNETS

GRAPHIC SCALE

10 0 10 10 20 40

SHEET 1 OF 1

**SCHEDULE I - SCHEDULE OF DIMENSIONAL REQUIREMENTS**  
R-15 RESIDENTIAL ZONE DISTRICT

ITEM	REQUIRED	EXISTING LOT 5	PROPOSED LOT 5	STATUS
DISTRICT	R-15 RESIDENTIAL ZONE DISTRICT	R-15 RESIDENTIAL ZONE DISTRICT	R-15 RESIDENTIAL ZONE DISTRICT	CONFORMS
MINIMUM LOT AREA (SQ. FT.)	15,000	13,778*	13,778*	PRE-EXISTING
MINIMUM LOT WIDTH/FRONTAGE (FT.)	100	75.49*	75.49*	PRE-EXISTING
MINIMUM LOT DEPTH (FT.)	125	196.41	196.41	CONFORMS
MINIMUM FRONT YARD (FT.)	40	17.42*	18.14* (40.4-ADDN)	PRE-EXISTING
MINIMUM SIDE YARD (FT.) (1) - EACH SIDE	20 FT (GBA OVER 2,700 SF)	-12.00* -31.35*	-12.00* -14.25 (VARIANCE)	PRE-EXISTING (VARIANCE)
ACCESSORY BUILDING YARDS (FT.) - EACH SIDE	-10	-3.31*	-3.31*	PRE-EXISTING
- REAR	-10	-17.67	-17.67	CONFORMS
MINIMUM REAR YARD (FT.)	30	87.47	66.50	CONFORMS
MIN. HABITABLE F.A.R. PER DWELLING (S.F.)	1,200	3,322 S.F.**	3,322 S.F.**	CONFORMS
MAX. PRINC. BUILDING COVERAGE(%)	15%	6.39%	14.31%	CONFORMS
MAX. ACCESSORY BLDG. COV. (%)	5%	2.55%	2.55%	CONFORMS
MAXIMUM TOTAL COVERAGE(%)	20%	8.94%	16.86%	CONFORMS
MAXIMUM BUILDING HEIGHT - FEET	-35	-24.08	-34.03	CONFORMS
- STORES	-2 1/2	-1 1/2	-2	CONFORMS

NOTES:  
\* = PRE-EXISTING CONDITION  
\*\* = SEE ARCH. PLAN

**EXISTING BUILDING HEIGHT CALCULATIONS:**  
EXISTING LOWEST GRADE BUILDING = 370.84'  
EXISTING ROOF PEAK = 394.92'  
EXISTING BUILDING HEIGHT = 394.92' - 370.84' = 24.08'

**PROPOSED BUILDING HEIGHT CALCULATIONS:**  
PROPOSED LOWEST GRADE BUILDING = 370.80'  
PROPOSED ROOF PEAK = 404.83'  
PROPOSED BUILDING HEIGHT = 404.83' - 370.80' = 34.03'

**IMPERVIOUS COVERAGE CALCULATIONS (%)**  
LOT AREA = 13,778 S.F. = 0.3163 ACRES  
EXISTING CONDITIONS:  
DWELLING = 962 S.F.  
FT. PLAT & STEPS = 31 S.F.  
EXIST. GARAGE = 305 S.F. (SEE ARCH PLAN) = 4.04 83%  
PUMP HOUSE = 50 S.F.  
BIT. DRIVEWAY & WALK = 1,549 S.F.  
CONC. WALK = 214 S.F.  
TOTAL COVERAGE = 3,157 S.F.

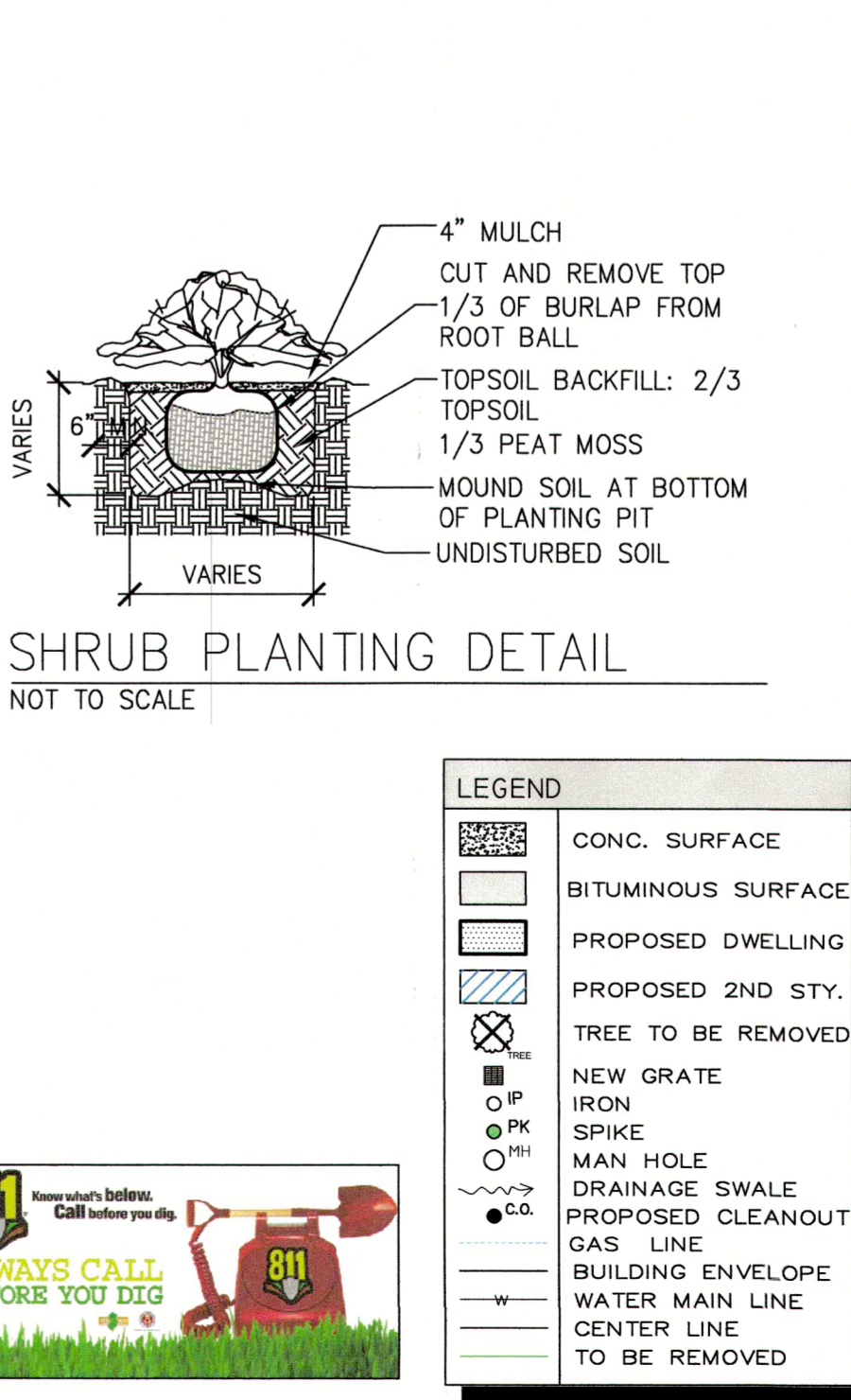
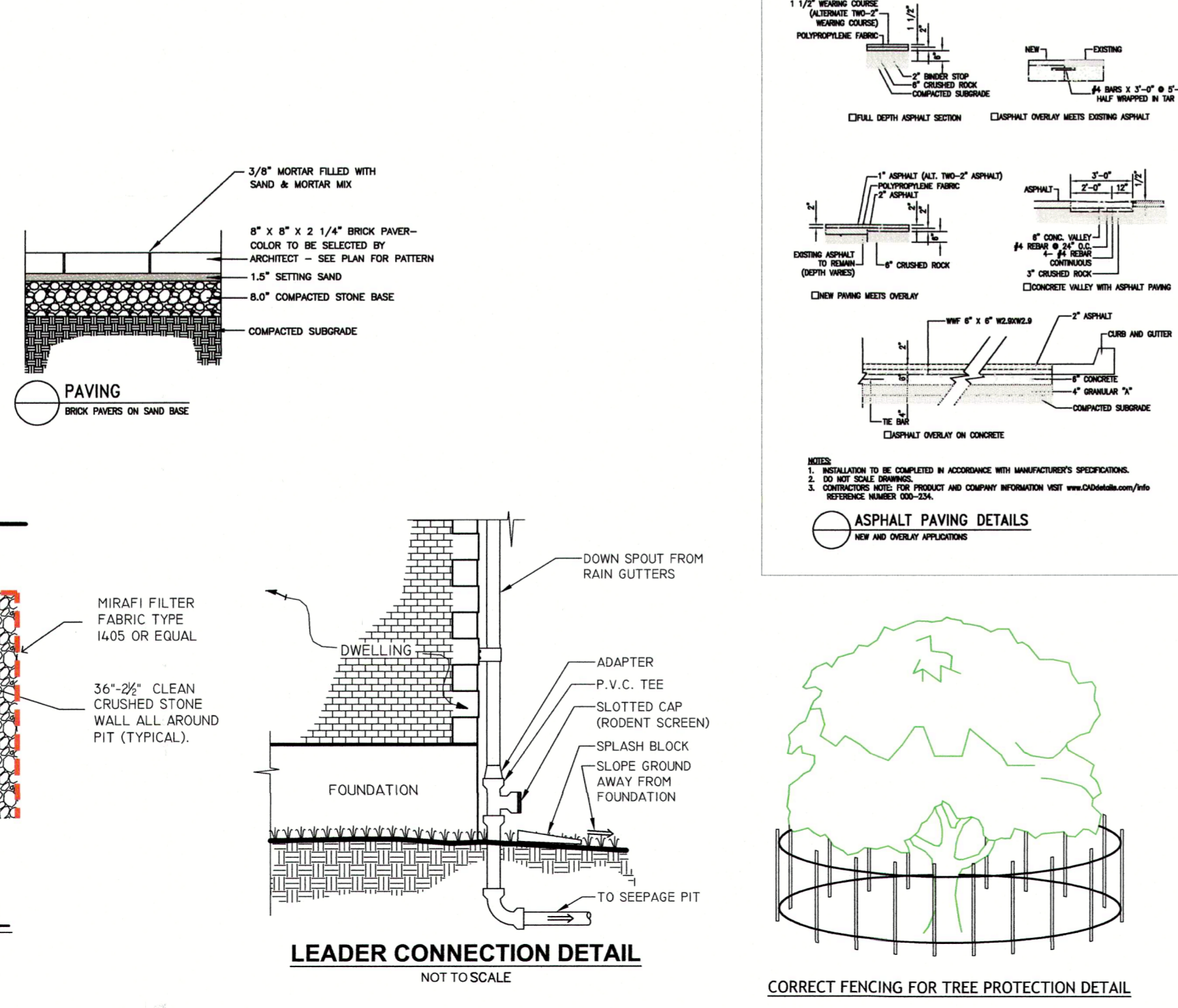
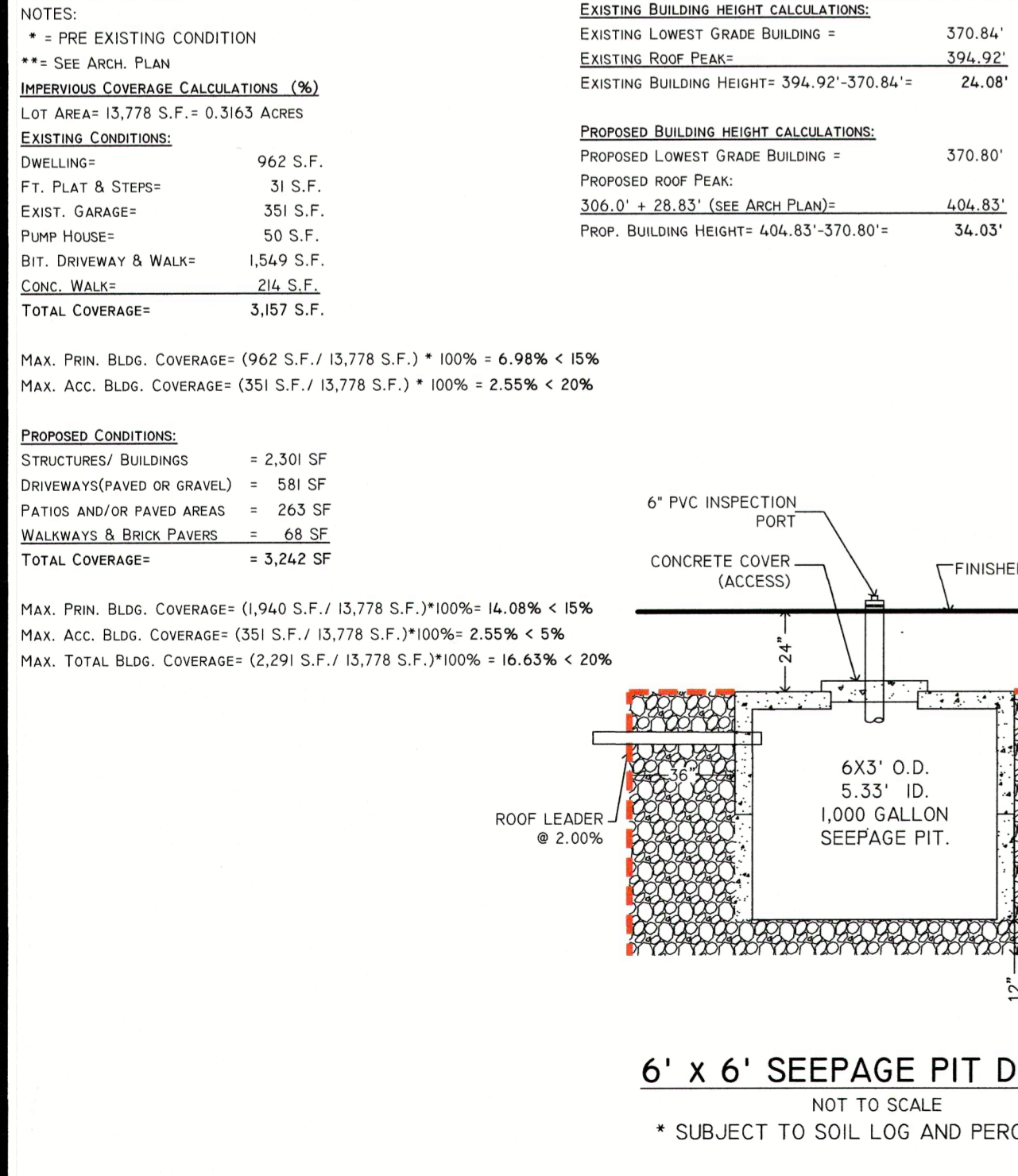
MAX. PRIN. BLDG. COVERAGE = (962 S.F. / 13,778 S.F.) \* 100% = 6.98% < 15%  
MAX. ACC. BLDG. COVERAGE = (351 S.F. / 13,778 S.F.) \* 100% = 2.55% < 20%

**PROPOSED CONDITIONS:**  
STRUCTURES / BUILDINGS = 2,301 SF  
DRIVEWAYS (PAVED OR GRAVEL) = 581 SF  
PATIOS AND/OR PAVED AREAS = 263 SF  
WALKWAYS & BRICK PAVERS = 68 SF  
TOTAL COVERAGE = 3,242 SF

MAX. PRIN. BLDG. COVERAGE = (1,940 S.F. / 13,778 S.F.) \* 100% = 14.08% < 15%  
MAX. ACC. BLDG. COVERAGE = (351 S.F. / 13,778 S.F.) \* 100% = 2.55% < 5%  
MAX. TOTAL BLDG. COVERAGE = (2,291 S.F. / 13,778 S.F.) \* 100% = 16.63% < 20%

**PLANT LEGEND**

SYM. KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUAN.
AL	THUJA OCCIDENTALIS	EMERALD GREEN ARBOVITAE	HEIGHT: 6"±	PRE-EXISTING	12
W2	BETULA PENDULA	WEeping SILVER BIRCH	1-1/2" CALIPER	PRE-EXISTING	1
J3	JUNIPER X MEDIA 'MINT JULEP'	JUNIPER - MINT JULEP	24"-30"	3 GAL. POT	4
MA	ACER RUBRUM	CALIFORNIA RED MAPLE	1-1/2" CALIPER	PRE-EXISTING	2
RS	RHODODENDRON	RHODODENDRON	24"-30"	3 GAL. POT	2



**SITE PLAN**

OF LOT 45 IN BLOCK 263  
ON THE TAX MAP OF THE  
**TOWNSHIP OF WYCKOFF**  
**BERGEN COUNTY, NEW JERSEY**

SCALE: 1" = 10'

DATE: 07/14/2022

REL. TO ADDRESS TOWNSHIP ENGINEER'S COMPLIANCE NEW STATUS BY JULY 22, 2023 OR BY JULY 22, 2023

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**STEVEN L. KOESTNER**  
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