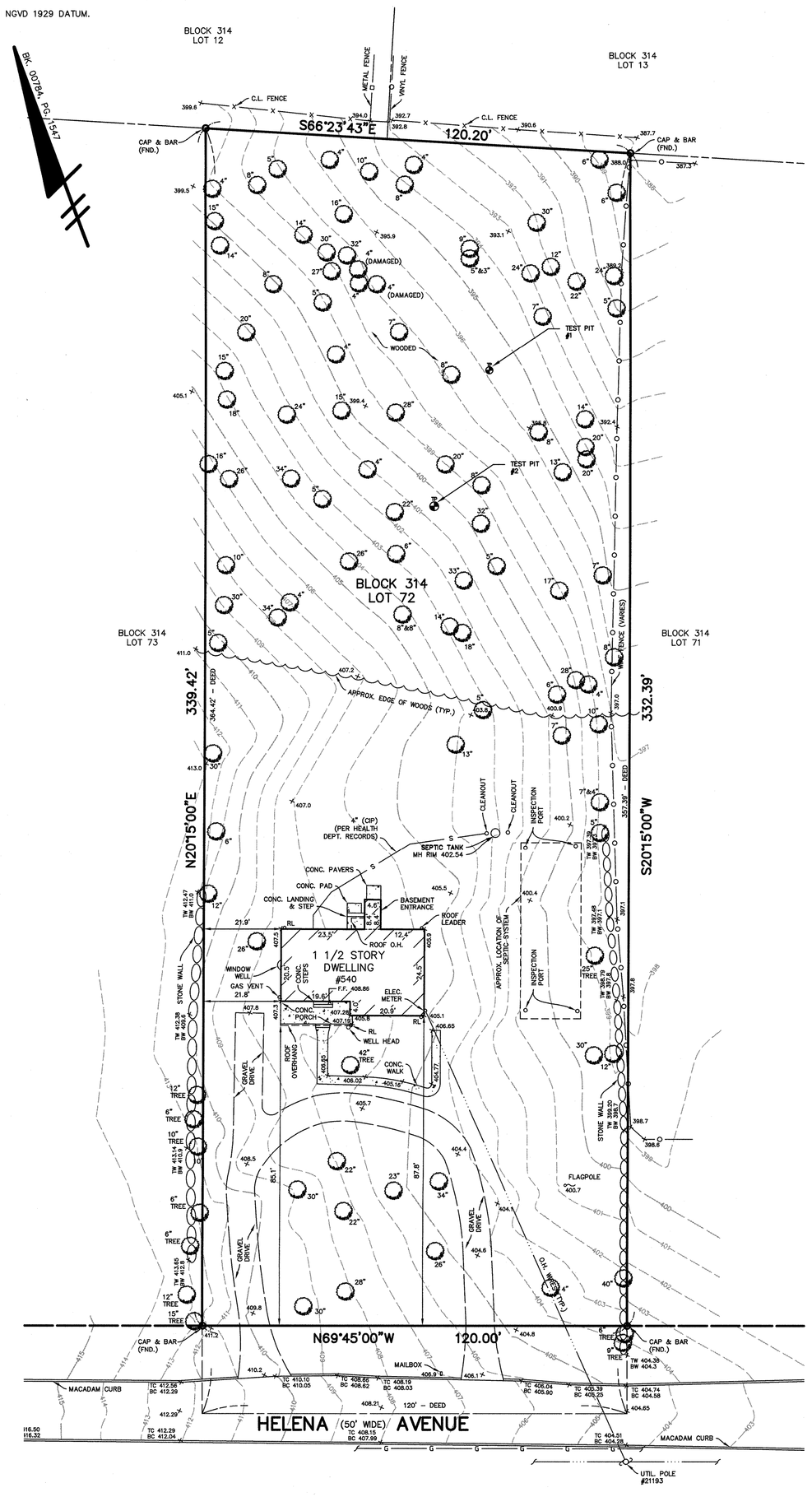
## SURVEY NOTES AND REFERENCES:

1). MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY FOR LES, #540 HELENA AVENUE, BLOCK 314, LOT 72, WYCKOFF, BERGEN COUNTY, NEW JERSEY", PREPARED BY LAPATKA ASSOCIATES, INC. AND DATED 4-16-13.

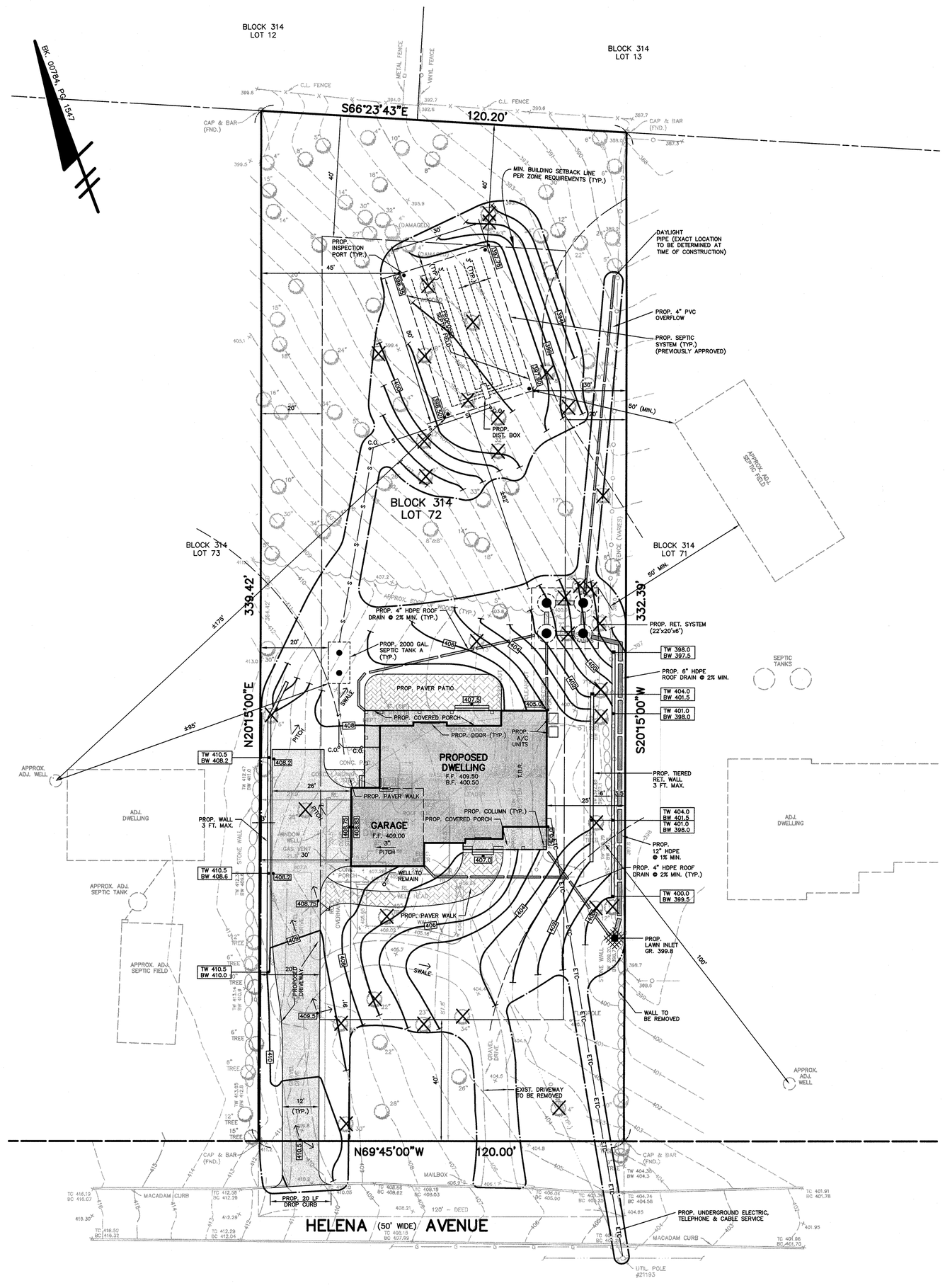
2). AREA OF LOT 72 IN BLOCK 314 AS SHOWN: 40,308 SQUARE FEET (OR) 0.925 ACRES MORE OR LESS.

3). ELEVATIONS SHOWN HEREON ARE IN NGVD 1929 DATUM.




## EXISTING CONDITIONS PLAN

SCALE: 1"=20'




## PLOT PLAN

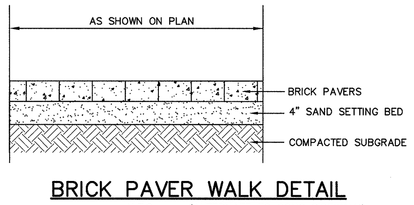
SCALE: 1"=20'




### CONCRETE BLOCK RETAINING WALL

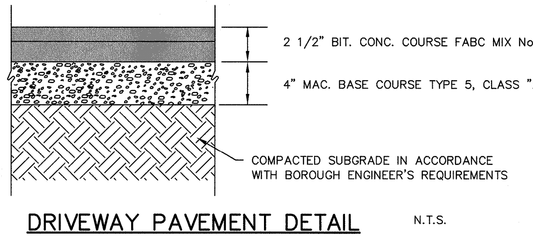
TYPICAL SECTION

NOTES:
1. ADDITIONAL DRAINAGE (BACK DRAINS, FOOTING DRAINS, WEEP HOLES, ETC.) TO BE PROVIDED IF REQUIRED BY CONDITIONS FOUND DURING CONSTRUCTION. DETERMINATION TO BE MADE IN THE FIELD BY THE TOWNSHIP ENGINEER.
2. CONCRETE BLOCKS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. KEYSTONE RETAINING WALL SYSTEMS OR APPROVED EQUAL.
3. EXACT FINISHED GRADES AT RETAINING WALL TO BE ADJUSTED TO MEET FIELD CONDITIONS.




BRICK PAVER WALK DETAIL

N.T.S. (ALTERNATE TO CONC SIDEWALK)

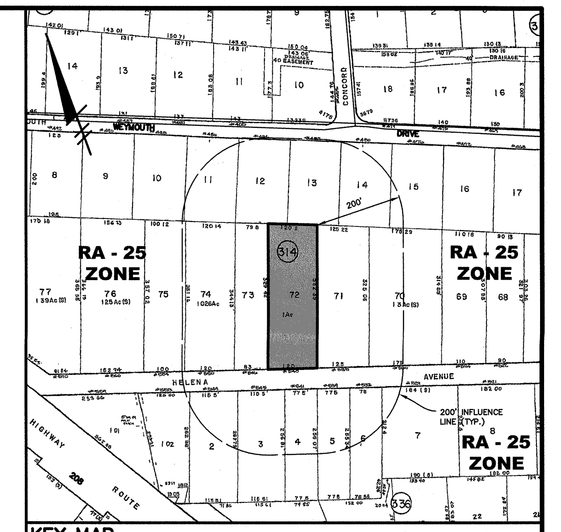



DRIVEWAY PAVEMENT DETAIL N.T.S.

### ZONING DATA FOR LOT 72, BLOCK 314

| ZONING DATA (RA-25 ZONE) | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|
| MINIMUM LOT REQUIREMENTS | | | |
| -AREA (SQ. FEET): | 25,000 | 40,308 | 40,308 |
| -FRONTAGE (FEET): | 125 | 120.00 (E) | 120.00 (PV) |
| -DEPTH (FEET): | 150 | 322.39 | 322.39 |
| MINIMUM YARD REQUIREMENTS | | | |
| -PRINCIPAL FRONT YARD (FEET): | 40 | 85.1 | 91 |
| -REAR YARD (FEET): | 40 | 215.3 | ±192 |
| -SIDE YARD (FEET): | 25 (1) | 21.8 | 25 |
| ACCESSORY BUILDINGS: | | | |
| -REAR YARD (FEET): | 20 | N/A | N/A |
| -SIDE YARD (FEET): | 15 | N/A | N/A |
| BUILDING HEIGHT | | | |
| -STORIES: | 2 1/2 | 2 1/2 | 2 1/2 |
| -FEET: | 35 | 35 | 35 |
| MINIMUM DWELLING AREA PER UNIT (SQ. FEET): | 1,200 | >1,200 | >1,200 |
| MAXIMUM LOT COVERAGE: | | | |
| -PRINCIPAL BUILDING (%): | 15% | 2.4 | 6.1 |
| (SQ. FEET) | | 950 | 2469 |
| -PRINCIPAL BUILDING & STRUCTURE DECK (%): | 20% | 2.8 | 7.3 |
| (SQ. FEET) | | 1111 | 2935 |
| -IMPERVIOUS SURFACES: | 28.5% | 3.2 | 15.2 |

(1) REQUIRED BUILDING SIDE YARD FOR BUILDING WITH GROSS BUILDING AREA > 3700 SF
(E) EXISTING NON CONFORMING
(PV) PREVIOUSLY APPROVED VARIANCE




KEY MAP SCALE: 1"=200' ±

## GENERAL NOTES:

1. PROPERTY KNOWN AND DESIGNATED AS LOT 72 IN BLOCK 314, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF WYCKOFF, SHEET NO. 28.
2. OWNER/APPLICANT: A & J ACQUISITIONS, LLC<br>540 HELENA AVENUE<br>WYCKOFF, NJ 07481
3. PROPERTY IS LOCATED IN THE RA-25 (RESIDENTIAL) ZONE.
4. ALL CONSTRUCTION TO COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OF WYCKOFF.
5. CONTRACTOR SHALL CALL GARDEN STATE LOCATOR SERVICE (1-800-262-1000) IN ADVANCE OF BEGINNING ANY ACTIVITY ON THIS SITE AND IN ACCORDANCE WITH STATUTORY REQUIREMENTS.
6. LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS. IF THERE ARE ANY CONFLICTS WITH THIS PLAN, THE ENGINEER OR ARCHITECT SHALL BE NOTIFIED BEFORE COMMENCING CONSTRUCTION. CONTRACTOR'S INVESTIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND CLEARANCES AT CROSSINGS. TEST HOLES MAY BE NECESSARY. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF THIS PLAN, CONDITIONS, THEREOF. RESULTS OF FINDINGS MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.
7. UNDERGROUND SEPTIC TANKS AND DISPOSAL FIELD SHALL BE REMOVED AND WITNESSED BY THE BOARD OF HEALTH. FORTY EIGHT (48) HOURS NOTICE SHALL BE GIVEN BY OWNER/CONTRACTOR.
8. ALL EXISTING STRUCTURES ON THIS SITE SHALL BE REMOVED.
9. PRIOR TO DEMOLITION OF EXISTING STRUCTURE, THE APPLICANT SHALL FIRST DETERMINE WHETHER IT CONTAINS ASBESTOS. IF ASBESTOS CONTAINING MATERIALS ARE FOUND, THEY SHALL BE REMOVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY.
10. PRIOR TO DEMOLITION, THE PREMISES SHALL BE INSPECTED BY A LICENSED PROFESSIONAL EXTERMINATOR WHO SHALL CERTIFY IN WRITING TO THIS OFFICE THAT THE PREMISES IS FREE FROM RODENT INFESTATION.
11. LOT GRADING SHALL LIKEWISE BE ADJUSTED AS NECESSARY TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
12. THERE SHALL BE NO GRADING CHANGES IN ELEVATION, OR TREE CLEARING OUTSIDE THE LIMIT OF DISTURBANCE LINE AS SHOWN ON THIS PLAN WITHOUT FURTHER TOWNSHIP ENGINEER'S APPROVAL.
13. ALL RETAINING WALLS CONSTRUCTED OVER THREE (3) FEET IN HEIGHT ARE TO BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER THAT THE WALLS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN DRAWINGS, AND THE WALL HAS BEEN PROPERLY STABILIZED.
14. SOIL LOGS AND PERCOLATION TESTS ARE TO BE PERFORMED AT THE LOCATIONS OF THE PROPOSED SEEPAGE PITS AND SEPTIC SYSTEMS PRIOR TO CONSTRUCTION. THE TEST RESULTS ARE TO BE SUBMITTED TO THE BOROUGH ENGINEER FOR REVIEW AND APPROVAL.
15. LOCATION OF ROOF DRAINS ARE APPROXIMATE AND SUBJECT TO FINAL BUILDING PLANS.
16. ALL ROOF DRAINS ARE TO CONNECT INTO SEEPAGE PITS.
17. EXISTING IMPERVIOUS AREA (S.F.) = 2,980(INCLUDES 1,700 SF OF GRVL.)<br>PROPOSED IMPERVIOUS AREA (S.F.) = 6,125<br>PROPOSED INCREASE IN IMPERVIOUS AREA (S.F.)= 3,145
18. PROPOSED DWELLING FOOTPRINT = 2,935 SQ. FT. (INCLUDES PORCHES)
19. 34 TREES ARE PROPOSED TO BE REMOVED AS PART OF THIS PROJECT.
20. TOTAL LIMIT OF DISTURBANCE = 25,045 S.F.
21. THE MINIMUM DISTANCE FROM THE EDGE OF DISPOSAL BED TO NEAREST DISTRIBUTION LINE SHALL BE ONE FOOT.
22. THE MAXIMUM DISTANCE BETWEEN DISTRIBUTION LINES SHALL BE THREE FEET.
23. THE SPACING BETWEEN DISTRIBUTION LINES SHALL BE EQUAL AND UNIFORM.
24. BACKFILL MATERIAL SHALL COMPLETELY COVER THE ENTIRE DISPOSAL BED AND SHALL BE OF EARTH SIMILAR TO THAT AT THE SITE AND FREE OF LARGE STONES, TREE STUMPS, BROKEN MASONRY OR OTHER WASTE CONSTRUCTION MATERIAL.
25. SUITABLE FILL MATERIAL USED IN SOIL REPLACEMENT DISPOSAL FIELD INSTALLATIONS SHALL MEET THE REQUIREMENTS FOR TEXTURE AND PERMEABILITY WHICH ARE PRESCRIBED IN N.J.A.C. 7:9A-10.1(f)4 FOR ZONE OF TREATMENT.
26. COMPACTION OF FILL MATERIAL SHALL BE REQUIRED WHENEVER FILL MATERIAL IS USED BELOW THE DISPOSAL FIELD, BASED UPON A FINAL INSPECTION, A PROFESSIONAL ENGINEER SHALL CERTIFY THAT COMPACTION OF THE FILL HAS BEEN PERFORMED ADEQUATELY TO PREVENT FAILURE OF ANY COMPONENT OF THE SYSTEM DUE TO EXCESSIVE OR DIFFERENTIAL SETTLEMENTS.
27. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS OR WATER COURSES LOCATED ON THE SUBJECT PROPERTY.
28. PRIOR TO INSTALLATION OF NEW SEPTIC SYSTEM A SURVEY ELEVATION BENCHMARK IS TO BE SET. THE BENCHMARK IS TO BE SET ON A FIXED LOCATION.
29. PRIOR TO RELEASE OF ANY PERMITS, ALL SOIL EROSION CONTROL MEASURES, TREE PROTECTION FENCING AND LIMIT OF DISTURBANCE FENCING SHALL BE INSTALLED TO THE SATISFACTION OF THE TOWNSHIP OFFICIAL AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

| DATE | REVISION | BY |
|---|---|---|

0 10 20 40 60 80
GRAPHIC SCALE

# PLOT PLAN

FOR

## A & J ACQUISITIONS

#540 HELENA AVENUE

BLOCK 314 LOT 72

WYCKOFF BERGEN COUNTY NEW JERSEY


**LAPATKA ASSOCIATES, INC.**

12 ROUTE 17 NORTH, SUITE 230
PARAMUS, N.J. 07652
(201) 587-1600
(CERT. OF AUTH. 24GA27947200)

ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS

ALEXANDER J. LAPATKA, P.E. 28218, PROFESSIONAL ENGINEER
JEFFREY H. KLEINE, L.S. 35848, PROFESSIONAL LAND SURVEYOR


| DRAWN | CHECKED | SCALE | DATE | SHEET No. | PROJECT No. |
|---|---|---|---|---|---|
| CJ | | 1"=20' | 2-16-21 | 1 OF 3 | 11-116 |


R:\LLD\WYCKOFF\HTML FOR J ASSOCIATES, 540 HELENA AVE., WYCKOFF\DRAWINGS\11-116, 2021-02-16, PLOT PLAN.DWG 8/11/2021 - 3:41:11 PM 285.19" (Date) by LLD (windows) PRT:ELEVEN