

# PLOT PLAN FOR

# 191 VAN HOUTEN AVENUE

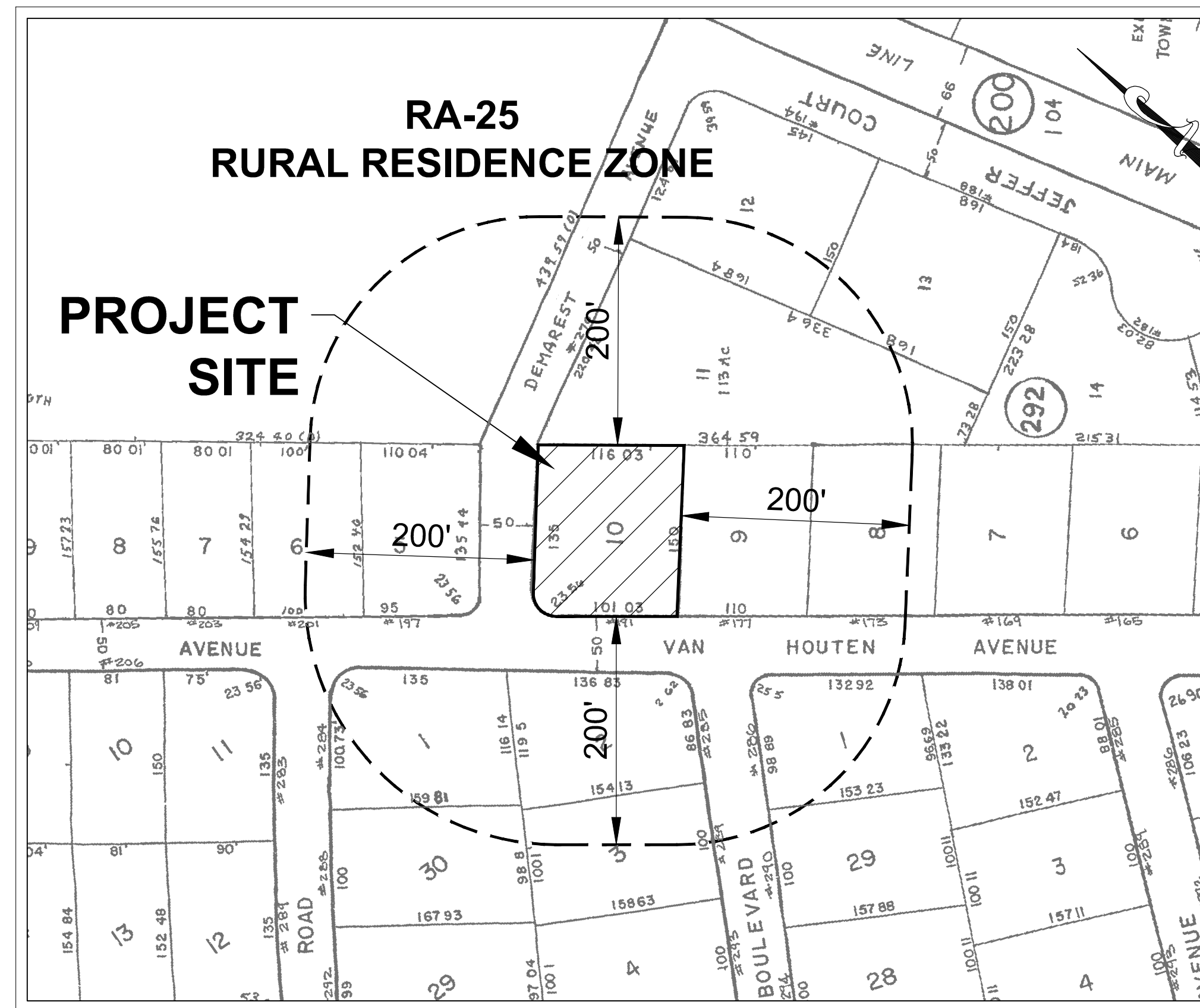
## TAX MAP BLOCK 292, LOT 10

## TOWNSHIP OF WYCKOFF

## BERGEN COUNTY, NEW JERSEY

**GENERAL NOTES:**

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM PLAN ENTITLED "PROPERTY SURVEY AT 191 VAN HOUTEN AVENUE" PREPARED BY OMLAND & OSTERKORN, INC DATED OCTOBER 2020.
2. REFER TO ARCHITECTURAL PLANS PREPARED BY CANZANI ASSOCIATES ARCHITECTS.
3. THE ENGINEER SIGNING THIS PLAN IS NOT QUALIFIED TO MAKE A DETERMINATION AS TO THE PRESENCE OR ABSENCE OF WETLANDS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED BY THE FACT THAT NO EVIDENCE OF WETLANDS OR WETLAND TRANSITION AREAS (BUFFERS) ARE SHOWN ON THIS PLAN.
4. LOCATIONS OF UTILITIES ARE APPROX. CONTRACTOR SHALL VERIFY EXACT LOCATION IN FIELD WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. THE APPLICANT SHALL COMPLY WITH THE TOWNSHIP'S TREE REMOVAL AND REPLACEMENT REQUIREMENTS.
6. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
7. ALL AREAS BEING GRADED AND WHERE SOIL IS BEING SPREAD ACROSS THE YARD SHALL BE TOP SOILED AND SEEDDED IMMEDIATELY FOLLOWING GRADING OPERATIONS.
8. A PERCOLATION TEST SHALL BE PERFORMED PRIOR TO INSTALLATION OF DRAINAGE SYSTEM TO ENSURE THAT THE SYSTEM LIES ABOVE THE SEASONAL HIGH WATER TABLE AND THAT THE SOIL IS SUFFICIENTLY PERMEABLE TO DRAIN THE SYSTEM FREE OF WATER WITHIN A 36 HOUR TIME PERIOD.
9. THE TOWNSHIP ENGINEER SHALL BE CONTACTED PRIOR TO PERCOLATION TEST AND RESULTS OF THE TEST SHALL BE FORWARDED TO TOWNSHIP ENGINEER. OMLAND & OSTERKORN SHALL BE NOTIFIED AS WELL FOR PERCOLATION TEST.
10. INSTALLATION OF SEEPAGE PITS ARE SUBJECT TO INSPECTION BY TOWNSHIP ENGINEER. INSPECTION REQUESTS SHALL BE MADE AT LEAST 48 HOURS PRIOR TO REQUIRED INSPECTION. OMLAND & OSTERKORN SHALL BE NOTIFIED AS WELL FOR INSPECTION.
11. SURFACE RUNOFF DURING CONSTRUCTION WILL BE MAINTAINED THROUGH THE USE OF SILT FENCE.
12. STORMWATER MANAGEMENT DESIGN SHALL RESULT IN A ZERO NET INCREASE IN STORMWATER RUNOFF FROM THE DEVELOPED SITE.



**ZONING MAP**  
SCALE: 1"=100'

| ZONING TABLE   |  |  |   |
|--|--|--|---|
| BLOCK 292, LOT 10 ZONE: RA-25 (RURAL RESIDENCE DISTRICT)   |  |  |   |
| EXISTING USE: 1-STORY SINGLE-FAMILY DWELLING   |  |  |   |
| PROPOSED USE: 2-STORY SINGLE-FAMILY DWELLING (RENOVATIONS AND ADDITIONS PROPOSED TO EXISTING DWELLING) |  |  |   |
| ITEM   | REQUIRED   | EXISTING   | PROPOSED  |
| Min. Lot Area  | 25,000 S.F.  | 17,356 S.F. (E)  | NO CHANGE   |
| Min. Lot Width and Frontage  | 125 Ft.  | 116 Ft. (E)  | NO CHANGE   |
| Min. Lot Depth   | 150 Ft.  | 150 Ft.  | NO CHANGE   |
| Min. Front Yard Setback  | 40 Ft.   | 35.2 Ft. (E)   | 35.2 Ft. Measured to Stoop (V)  |
| Min. Side Yard Setbacks  | 27 Ft. (where garage faces side yard)<br>25 Ft. (min. for homes with a gross building area that exceeds 3,700 S.F.)<br>20 Ft. (min. for homes with a gross building area that is less than 3,700 S.F.) | 19.8 Ft. (E) (existing dwelling gross building area is less than 3,700 S.F.) | 19.8 Ft. (V) (proposed dwelling gross building area is greater than 3,700 S.F.) |
| Min. Rear Yard Setback   | 40 Ft.   | 77.5 Ft.   | 58.5 Ft.  |
| Max. Building Height   | 2½ Stories and 35 Ft.  | 1 Story and Less than 35 Ft.   | 2 Stories and 31.8 Ft. (Refer to architect's plans)                             |
| Min. Habitable Floor Area per Dwelling Unit  | 1,200 S.F.   | 2,012 S.F.   | 4,413 S.F. (Refer to architect's plans)   |
| Max. Lot Coverage by Principal Building  | 15%  | 12.4%  | 16.0% (V)   |
| Max. Lot Coverage by Principal and Accessory Building  | 20%  | 15.0%  | 18.8%   |
| Max. Impervious Coverage   | 35%  | 22.7%  | 25.4%   |
| VARIANCES REQUESTED  |  |  |   |
| 1. Front Yard Setback § 186-Attachment 1   | The minimum required front yard setback is 40 feet where 35.2 feet is proposed (measured to the landing).  |  |   |
| 2. Side Yard Setback § 186-66 C  | For homes with a gross building area that exceeds 3,700 square feet, the minimum side yard setback shall be 25 feet where 19.8 feet is proposed.   |  |   |
| 3. Principal Building Coverage   | The maximum required building coverage is 15%, where 18.8% is proposed.  |  |   |
| (E) Pre-existing non conformity  |  |  |   |
| (V) Variance Requested   |  |  |   |

**COVERAGE TABLE - ZONE RA-25**  
**BLOCK 292, LOT 10**

TOTAL LOT AREA 17,356 SF  
ALLOWED PRINCIPAL BUILDING COVERAGE (15%) 2,603 SF

| Description                             | Existing Coverages |              | Proposed Coverages                      |                    |
|---|--------------------|--------------|---|--------------------|
|   | Area (SF)          | Percentage   | Area (SF)                               | Percentage         |
| Existing Building (incl. covered porch) | 2,154              | 12.4%        | Proposed Building (incl. covered porch) | 2,805 16.2%        |
| Deck                                    | 355                | 2.0%         | Deck                                    | 360 2.1%           |
| Shed                                    | 98                 | 0.6%         | Shed                                    | 98 0.6%            |
| <b>Total Building Coverage</b>          | <b>2,607</b>       | <b>15.0%</b> | <b>Total Building Coverage</b>          | <b>3,263 18.8%</b> |
|   |                    |              | <b>Increase in Building Coverage</b>    | <b>656</b>         |
| Driveway                                | 1,263              |              | Driveway                                | 1,085              |
| Front Walkway*                          | 63                 |              | Front Walkway*                          | 63                 |
| <b>Total Impervious Coverage</b>        | <b>3,933</b>       | <b>22.7%</b> | <b>Total Impervious Coverage</b>        | <b>4,411 25.4%</b> |
|   |                    |              | <b>Increase in Impervious Coverage</b>  | <b>478</b>         |

\*Note: Impervious coverage excludes swimming pools and their surrounding patios, a/c units, generators, pool equipment, walkways (except along front and side yards) and at-grade patios in the rear yard.

**APPROVALS:**

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT COMPLIES WITH ALL APPROVALS GRANTED BY THE APPROVING AUTHORITY.

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WYCKOFF.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

| REVISION | DATE | CHKD |
|----------|------|------|
| 6        |      |      |
| 5        |      |      |
| 4        |      |      |
| 3        |      |      |
| 2        |      |      |
| 1        |      |      |

PROJ: 200920  
DATE: 01/08/21  
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**MLAND & OSTERKORN**  
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PLOT PLAN FOR  
191 VAN HOUTEN AVENUE  
COVER SHEET / ZONING MAP / KEY MAP  
TAX MAP BLOCK 292, LOT 10  
TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY

SHEET No.  
1  
OF  
2