

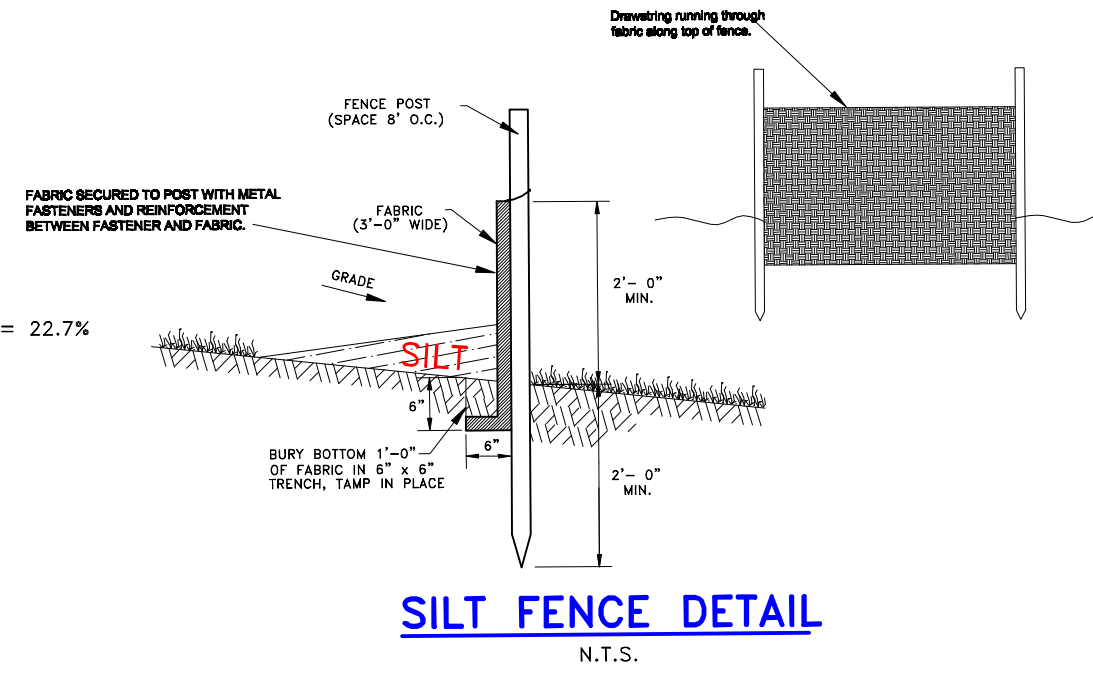
RA-25 Residential				
Requirements		Existing	Proposed	Variance
Lot area	25,000 sf	15,000 sf	15,000 sf	No*
Lot frontage	125 ft	100.00 ft	100.00 ft	No*
Lot depth	150 ft	150.00 ft	150.00 ft	No
Setbacks				
Front yard	40 ft	31.75 ft	31.75 ft	No*
Side yard	20 ft	21.1 ft/25.0 ft	21.1 ft/25.0 ft	No
Rear yard	40 ft	71.3 ft	71.3 ft	No
Bldg. Hgt.				
	2 1/2 sty./35 ft	-	-	No
Bldg. coverage	15%	1749 sf/11.7%	1749 sf/11.7%	No
Access struct.	5%	724 sf/4.8%	1648 sf/11.0%	Yes
Imp. coverage	36.7%	3602 sf/24.0%	4558 sf/30.4%	No

* Existing non-conformance

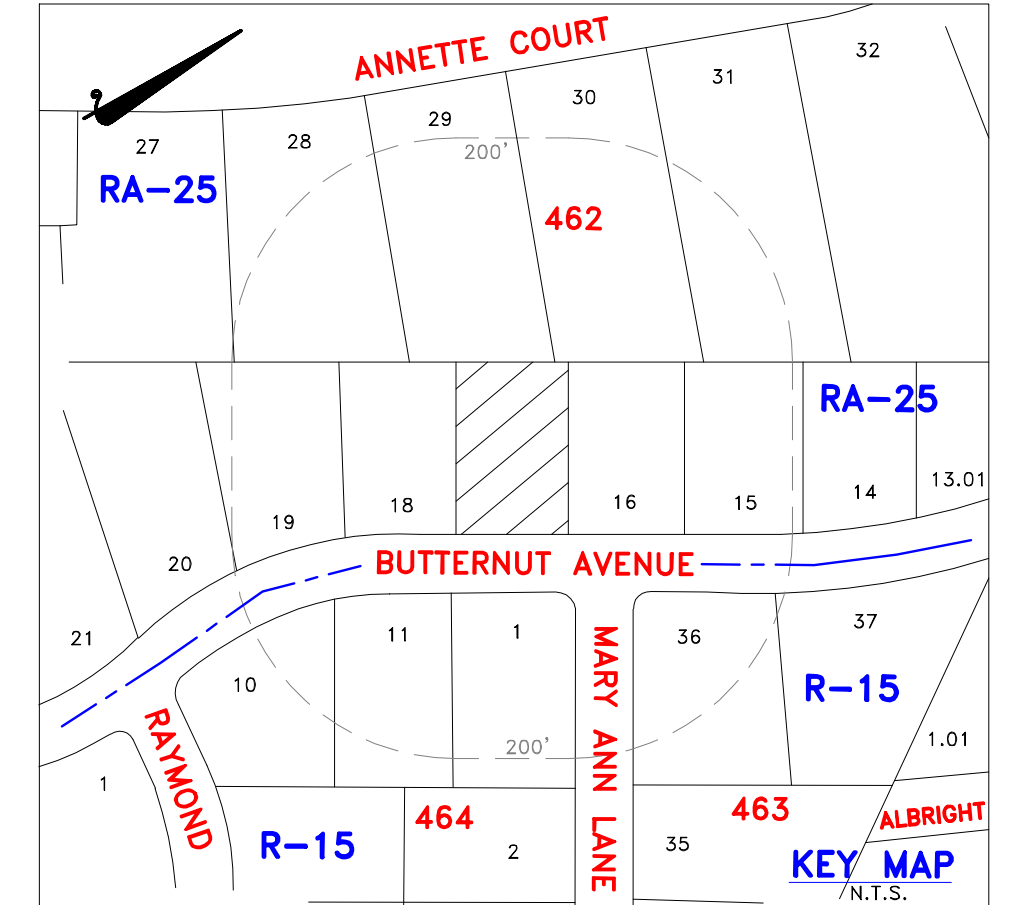
COVERAGE CALCULATIONS

EXISTING	
PRINCIPAL BUILDING	
DWELLING	1749 sf = 11.7%
ACCESSORY STRUCTURES	
SHED	95
DECK	629
TOTAL ACCESSORY	724 sf = 4.8%
TOTAL BUILDING & ACCESSORY = 2473 sf = 16.5%	
IMPERVIOUS COVERAGE	
DWELLING	1749 sf = 11.7%
SHED	95
DECK	629
AC's	12
FNT. WALK/STEPS	140
DRIVEWAY	977
TOTAL	3602 sf = 24.0%

PROPOSED	
PRINCIPAL BUILDING	
DWELLING	1749 sf = 11.7%
ACCESSORY STRUCTURES	
SHED	95
DECK	629
POOL	924
TOTAL ACCESSORY	1648 sf = 11.0%
TOTAL BUILDING & ACCESSORY = 3397 sf = 22.7%	
IMPERVIOUS COVERAGE	
DWELLING	1749 sf = 11.7%
SHED	95
DECK	629
POOL/COPING	924
POOL PATIO	0
POOL UTIL.	32
AC's	12
FNT. WALK/STEPS	140
DRIVEWAY	977
TOTAL	4558 sf = 30.4%

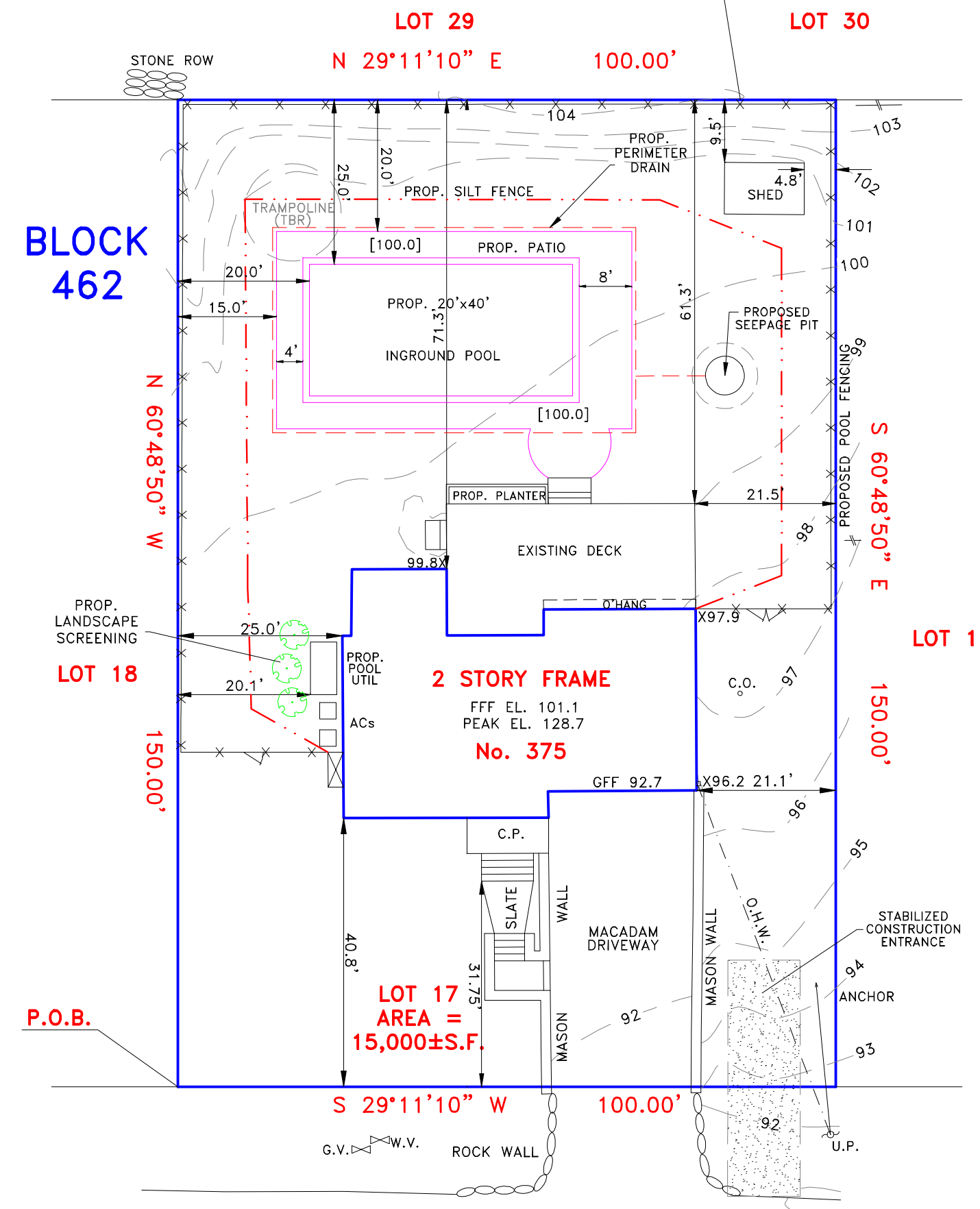


SILT FENCE DETAIL

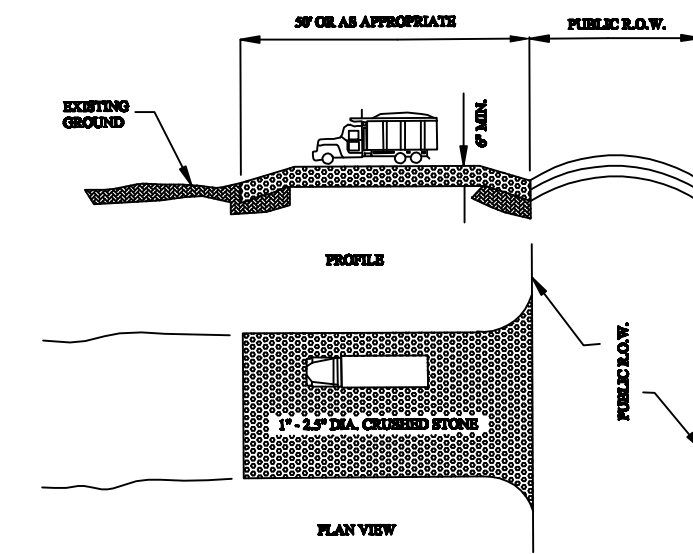


KEY MAP

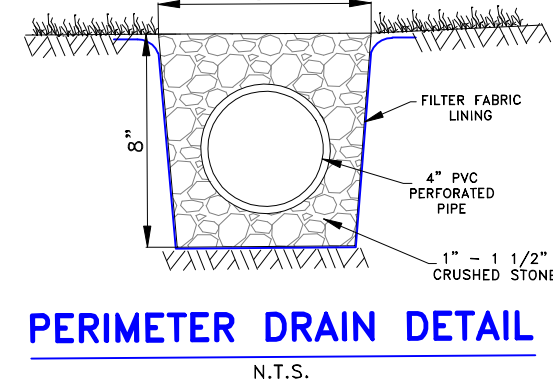
FILE MAP NO. 4457



BUTTERNUT 50' W. AVENUE

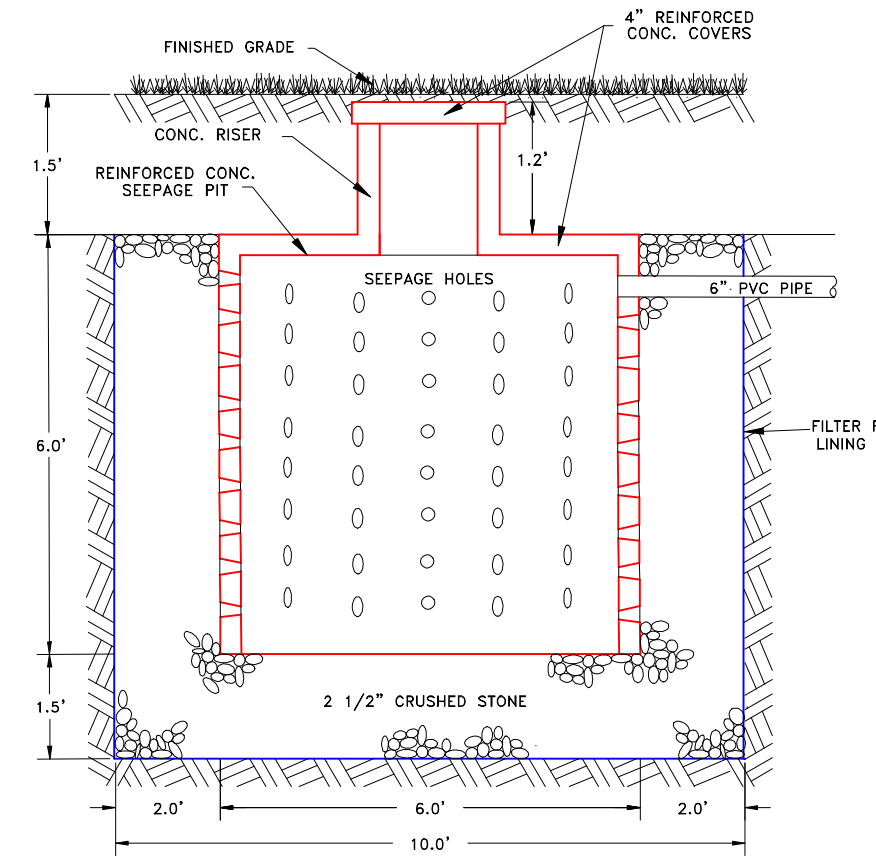


STABILIZED CONSTRUCTION ENTRANCE

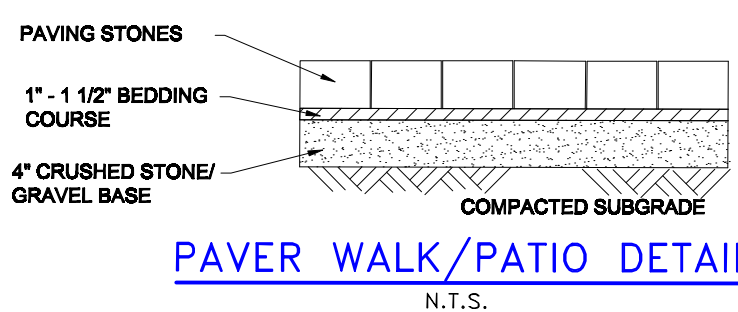


PERIMETER DRAIN DETAIL

Soil Moving Requirements		
Pool (989 sf)(4.0 ft)	147 cu yds cut	
Backfill (989-800)(4.0)	28 cu yds fill	
Seepage Pit	26 cu yds cut	4 cu yds fill
Total Cut	173 cu yds cut	
Total Fill	32 cu yds fill	
Net Soil Removed from Site	141 cu yds	



1000 GALLON SEEPAGE PIT DETAIL



PAVER WALK/PATIO DETAIL

NOTES:

1. Applicant: Scott Brouwer
2. Property address: 375 Butternut Avenue, Wyckoff, NJ
3. Property known as Block 462, Lot 17 in accordance with the Tax Assessment Map of the Township of Wyckoff.
4. Property is located in the RA-25 zone.
5. Elevations based on an assumed datum.
6. Existing spot elevations indicated with an X. Proposed spot elevations in [].
7. Underground utility locations to be verified and marked-out in the field prior
8. The applicant shall be responsible for the replacement of any pavement damaged or destroyed as a result of construction activities.
9. Pool fencing and gates shall conform to Township code.
10. All applicable Township Ordinances and all other Federal, State and local laws shall be adhered to.
11. Property survey and partial topography as shown hereon, performed by Lantelme, Kurens & Associates, P.C. May 21, 2020.
12. Property is serviced by Township sanitary sewer.

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

REV.: 1/8/21 - FRONT OFFSET, LANDSCAPE SCREENING

Lantelme, Kurens & Associates, P.C. Engineers & Land Surveyors
101 West Street, P.O. Box 486, Hillsdale, New Jersey 07642 (201) 686-2450

SCALE: 1"=20'
DATE: NOVEMBER 23, 2020
PARTY: GB/DC
PREPARED BY: CJL
DRAWN BY: JW
LOT No. 7 (FILE MAP)
BLOCK No. 84 A (FILE MAP)
FILE No. SPL375BUTTER2

**Pool Site Plan for Scott Brouwer,
375 Butternut Avenue, Lot 17, Block 462
Township of Wyckoff, Bergen County, N.J.**
PROPERTY SITUATED IN THE TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY.
MAP SOURCE: "SUBDIVISION MAP, PROPERTY OF JOSEPH RAYMOND, TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY" FILED IN THE BERGEN COUNTY CLERK'S OFFICE MAY 16, 1953 AS MAP NO. 4457.

Christopher Lantelme
P.E. & L.S. 39580

