

**BERGEN COUNTY SOIL CONSERVATION DISTRICT NOTES:**

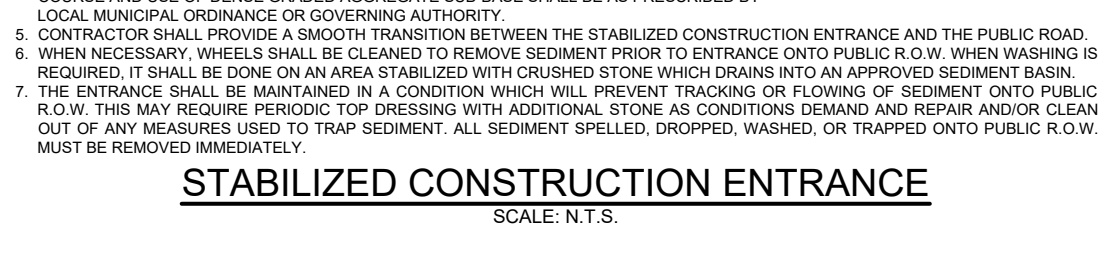
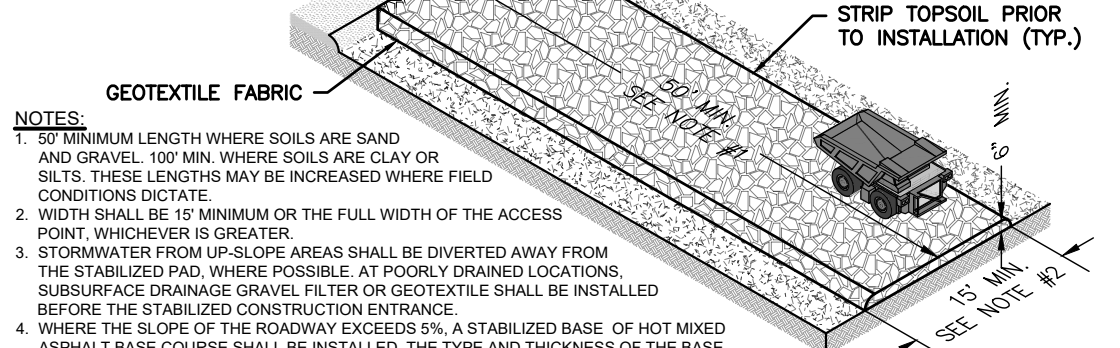
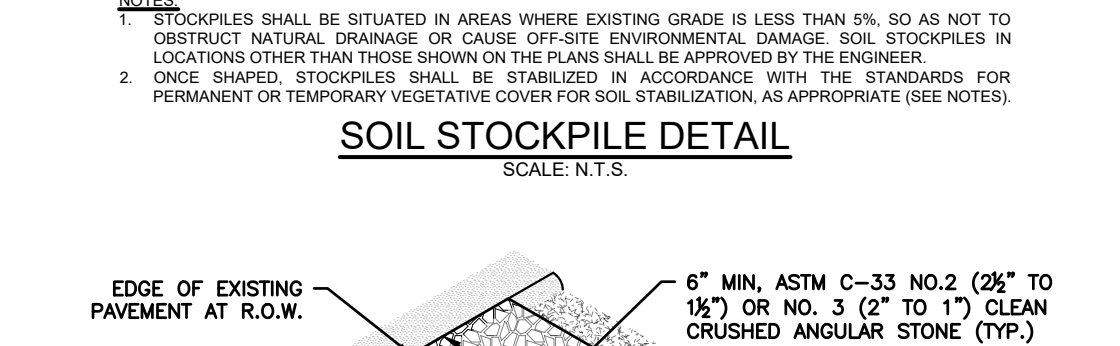
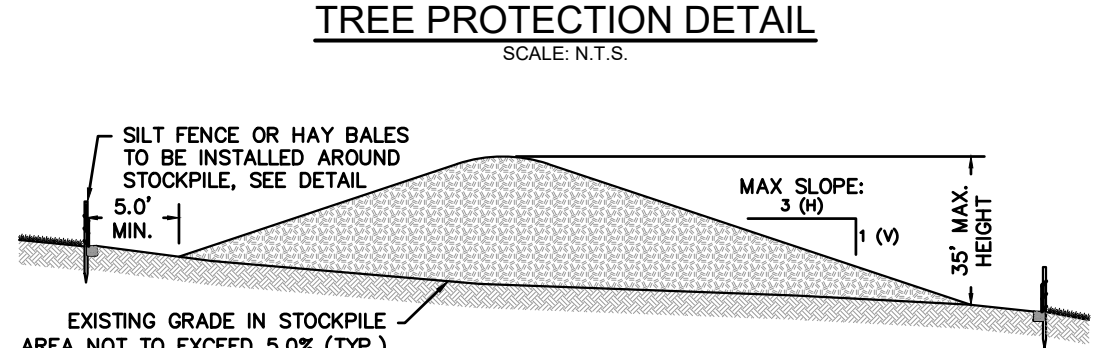
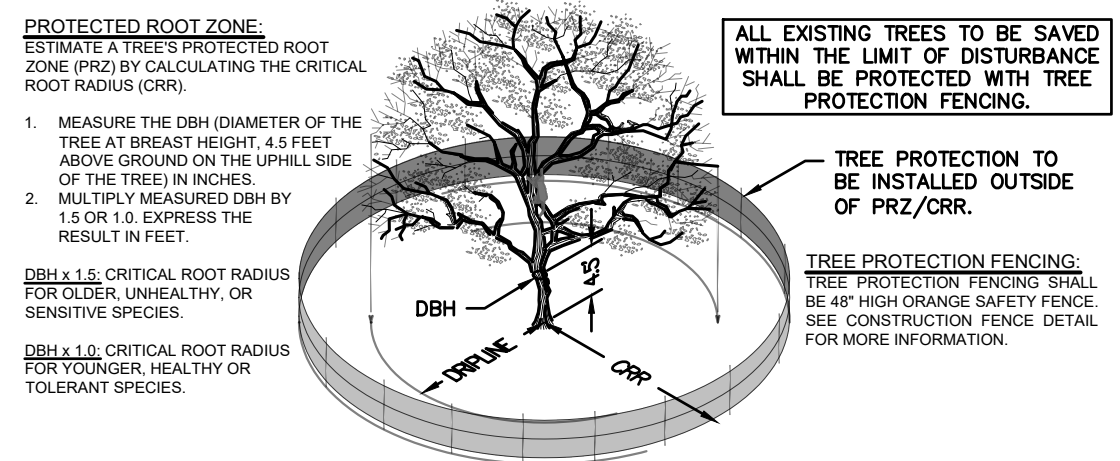
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (NJ STANDARDS) AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION SAFETY SHALL BE TEMPORARILY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR LIQUID MULCH BINDER IN ACCORDANCE WITH THE NJ STANDARDS (I.E. PEG AND TWINE, MULCH NETTING, OR EQUIVALENT MULCH BINDER).
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NJ STANDARDS.
- STABILIZATION SPECIFICATIONS:
  - TEMPORARY SEEDING AND MULCHING:
    - 90 LBS./1,000 SF GROUND LIMESTONE.
    - FERTILIZER - 11 LBS./1,000 SF. 10-20-10 OR EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 4" DEEP.
    - PERENNIALS: 40 LBS./ACRE (1 LB./1,000 SF) OR OTHER APPROVED SEEDS; TO BE PLANTED BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
    - MULCH - SALT HAY OR SMALL GRASS STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF. TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
  - PERMANENT SEEDING AND MULCHING:
    - UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5". MINIMUM OF 4" FIRMED IN PLACE IS REQUIRED.
    - 90 LBS./1,000 SF GROUND LIMESTONE.
    - FERTILIZER - 11 LBS./1,000 SF. 10-20-10 OR EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 4" DEEP.
    - PERENNIALS: 40 LBS./ACRE (1 LB./1,000 SF) OR OTHER APPROVED SEEDS; TO BE PLANTED BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
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- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
- STOCKPILES SHALL BE CONTAINED BY A FLOODPLAIN, SLOPE ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A FLOODPLAIN, SLOPE ROADWAY OR SILT FENCE.
- A CRUSHED STONE VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY ROADWAY. SAID BLANKET WILL BE COMPOSED OF 1" - 2" CRUSHED STONE, 8" THICK, WILL BE AT LEAST 30' X 100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
- MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
- VEGETATION MUST BE STABILIZED WITH 1" - 2" CRUSHED STONE OR SUBGRADE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
- ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC HIGHWAYS WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 30-1 OF THE NJ STANDARDS.
- STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14-1 OF THE NJ STANDARDS.
- DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 16-1 OF THE NJ STANDARDS.
- TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH SECTION 01-1 OF THE NJ STANDARDS.
- THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
- ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
- A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
- THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE: BERGEN COUNTY SOIL CONSERVATION DISTRICT, SUITE 106, ORADELL, NJ 07049. TEL: 201-381-4407. FAX: 201-381-0773.
- THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.
- THE OWNER MUST OBTAIN A DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE DISTRICT REQUIRES AT LEAST ONE WEEKS NOTICE TO FACILITATE THE SCHEDULING OF ALL SITE WORK MUST BE COMPLETED INCLUDING TEMPORARY/PERMANENT STABILIZATION OF ALL EXPOSED AREAS, PRIOR TO THE ISSUANCE OF A REPORT OF COMPLIANCE BY THE DISTRICT.

**SOIL COMPACTION MITIGATION EXCEPTION:**

PER THE NJ STATE PLAN POLICY MAP, LAST REVISED 01/16/18, THE SITE IS LOCATED WITHIN THE METROPOLITAN PLANNING AREA 1 (PA1) AND IS CONSIDERED AN URBAN REDEVELOPMENT AREA AS DEFINED BY THE STANDARDS, AND IS THEREFORE EXEMPT FROM SOIL COMPACTION MITIGATION.

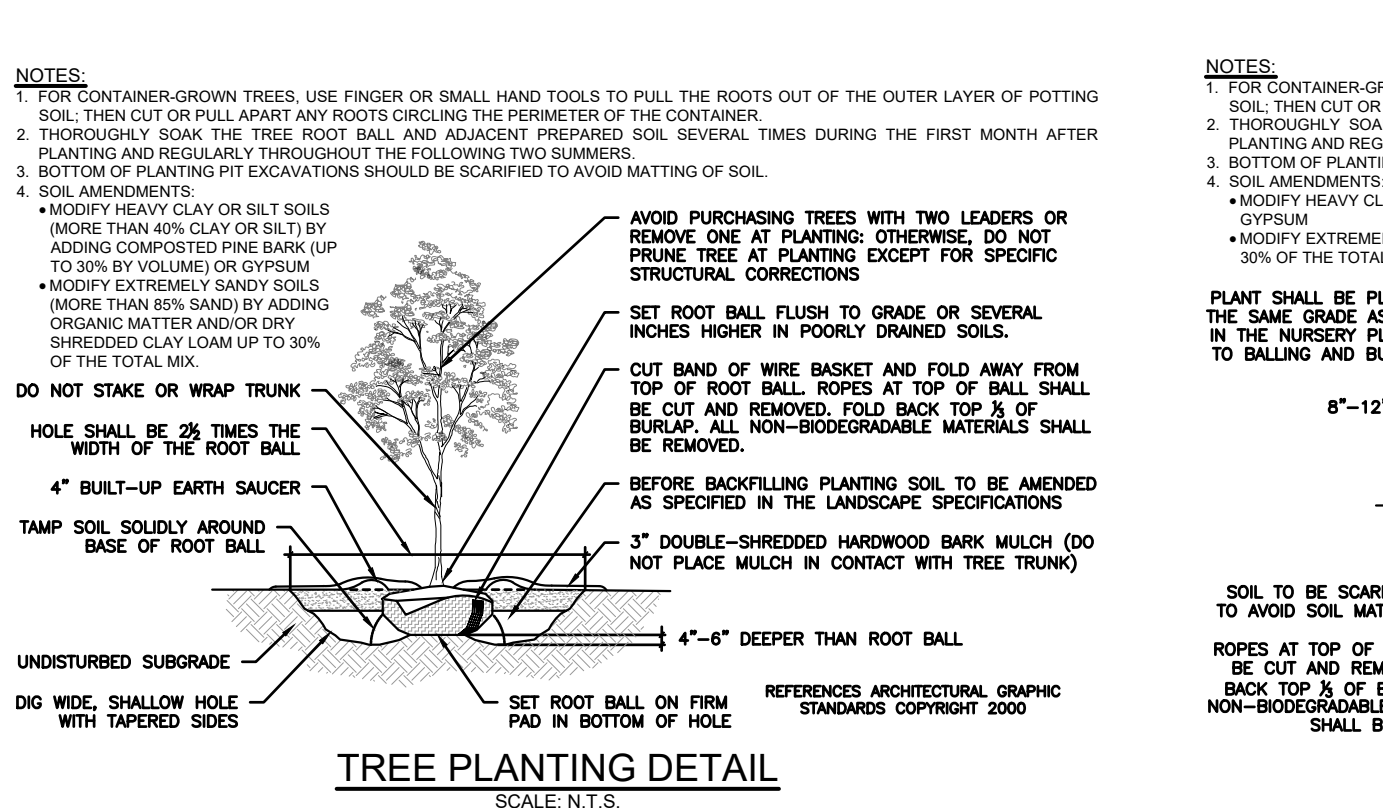
**PROJECT CONSTRUCTION SEQUENCE**

INSTALL TEMPORARY SEDIMENT CONTROL MEASURE: CONSTRUCTION ENTRANCE, SILT FENCE, TREE PROTECTION, ETC.,	1 DAYS
CONSTRUCT PROPOSED STORMWATER FACILITIES	2 DAYS
CONSTRUCT PROPOSED ADDITION DWELLING	65 DAYS
CONSTRUCT SITE IMPROVEMENTS: RETAINING WALLS, DRIVEWAY, WALK WAY, PATIO, ETC.,	15 DAYS
PERMANENT STABILIZATION OF SITE	1 DAYS
REMOVE TEMPORARY STABILIZATION	1 DAYS
<b>TOAL</b>	<b>85 DAYS</b>



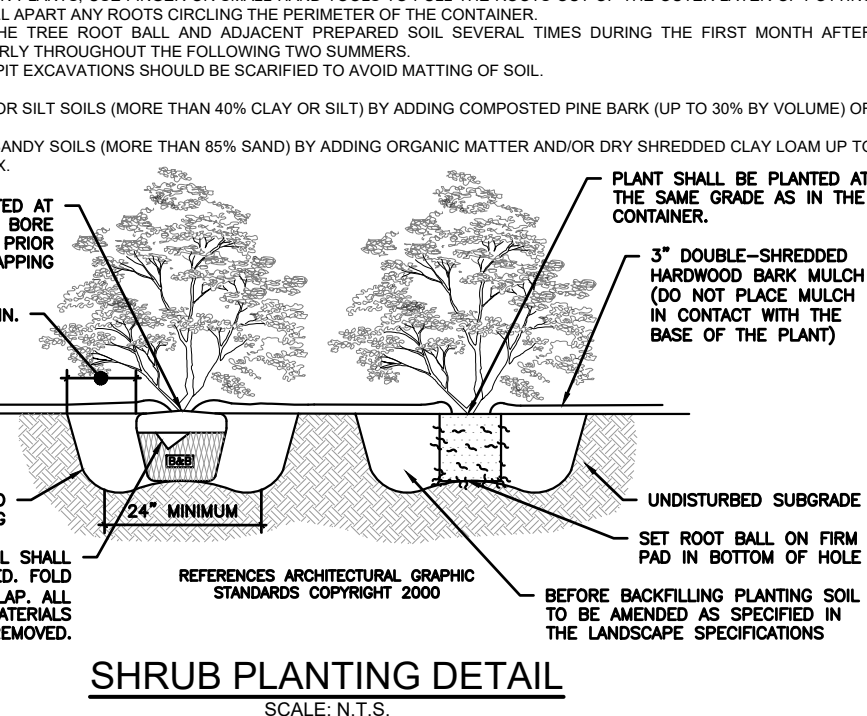
**PLANT LIST**

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
AP	1	BLOODGOOD MAPLE	ACER PALMATUM 'BLOODGOOD'	8-10" HT
BA	8	BLOOM-A-THON AZALEA	RHOODODENDRON X 'RLH-1P2'	18-24" HT
BN	2	RIVER BIRCH	BETULA NIGRA	8-10" HT
HE	5	ENDLESS SUMMER HYDRANGEA	HYDRANGEA MACROPHYLLA 'BALMER' ENDLESS SUMMER	5 GAL
IC	3	STEEDS HOLLY	ILEX CORNATA 'STEEDS'	4.5" HT
IS	22	SHARROCK INKBERY HOLLY	ILEX GLABRA SHARROCK	12-24"
LF	7	RAINBOW LEUCOTHOE	LEUCOTHOE FORTENSANIANA 'RAINBOW'	18-24" HT
LS	48	LILY TURF	LIRIOPE MUSCARI	1 GAL
NW	8	CATNIP	NEPETA WALKERS LOUR	3 GAL
PL	10	OTTO LUYKEN LAUREL	PRUNUS LAURO-CORASUS 'OTTO LUYKEN'	18-24" HT
VC	3	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	18-24" HT



**PLANTING NOTES:**

- ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 3" LAYER OF DOUBLE SHREDED HARDWOOD BARK MULCH. MULCH SHALL BE KEPT 2" BELOW TOP OF PAVEMENTS AND CURBS.
- PLANTS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO EXISTING GRADE IN THE NURSERY.
- TOPSOIL SHALL BE SANDY LOAM. FREE FROM SUBSOIL, STONES LARGER THAN 1" OR ANY UNDESIRABLE MATERIAL. CONTAIN 5% ORGANIC MATTER, PER 6 TO 6.5. SEE SPECIFICATION.
- CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. NYLON ROPE AND OR NYLON BAILING MATERIAL IS NOT ACCEPTABLE. WIRE BASKETS TO BE REMOVED.
- LOCATE GUY WIRES SO THAT THEY WILL NOT PULL CROTCH APART.
- ANY PLANT DEAD OR DETERMINED TO BE DAMAGED BEFORE REPAIR BY ACCEPTED STANDARDS AND THE LANDSCAPE ARCHITECT WITHIN ONE YEAR OF INSTALLATION SHALL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT LIST AND THE PLANTING GRAPHIC, THE GRAPHIC SHALL TAKE PRECEDENCE.
- IF THE CONTRACTOR DETERMINES THE SUB-GRADE SOIL CONDITIONS ARE DETERIORATED TO PLANT GROWTH OR WILL INHIBIT DRAINAGE, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND PRIOR TO INSTALLATION OF PLANT MATERIAL.
- TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY CONSTRUCTION, OR STORAGE OF EQUIPMENT WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT BEDS ARE TO BE SEPARATED FROM LAWN AREA WITH A 3" DEEP 'V' TRENCH.
- TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES TO THE GREATEST EXTENT POSSIBLE.
- ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' LATEST EDITION.



**GENERAL NOTES:**

- THIS DESIGN WAS PREPARED IN ACCORDANCE WITH EXISTING STATE AND LOCAL REGULATIONS.
- THIS DESIGN IS BASED ON CONDITIONS WHICH WERE PRESENT AT THE TIME OF SITE EVALUATION. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR DIFFERING OR UNFORESEEN SITE CONDITIONS. THESE CONDITIONS MAY NECESSITATE REVISIONS TO THE DESIGN ANY SUCH CHANGES REQUIRED BY THE ENGINEER OR REGULATORS MAY BE SUBJECT TO ADDITIONAL COSTS AT THE OWNER'S EXPENSE.
- NO CHANGES SHALL BE MADE TO THIS DESIGN WITHOUT THE WRITTEN PERMISSION FROM A LICENSED PROFESSIONAL ENGINEER AND THE REGULATORY AUTHORITIES.
- ALL TREES WITHIN 10 FEET OF EXCAVATIONS ARE RECOMMENDED FOR REMOVAL. EXCAVATION MAY DISTURB THE ROOT STRUCTURE OF THE TREES OR EFFECT THE GROUND WATER CONDITIONS OF SURROUNDING TREES CAUSING THEM TO DIE. IF ANY TREES DIE, IT IS CONSIDERED AN ACT OF NATURE AND NEITHER THE ENGINEER NOR THE CONTRACTOR CAN BE HELD RESPONSIBLE.

**GENERAL GRADING & UTILITY NOTES:**

- DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE WITHIN PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS, IF APPLICABLE TO THE PROJECT.
- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR RETAINING WALLS, FOUNDATIONS SLABS AND UTILITY INSTALLATION SHALL BE COORDINATED WITH THE APPLICABLE COMPANY SPECIFICATIONS AND IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
- PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICT.
- CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO OWNER PRIOR TO INITIATING WORK.
- EXISTING DWELLING IS TO BE SERVICED BY THE EXISTING SEPTIC & EXISTING PUBLIC WATER, GAS, AND ELECTRIC UTILITY CONNECTIONS.
- ALL PROPOSED RETAINING WALLS AND BUILDING FOUNDATIONS ARE TO BE INSPECTED AND CONSTRUCTED IN ACCORDANCE WITH ALL APPROPRIATE BUILDING CODES AND THE SPECIFICATIONS DETERMINED BY ENGINEER TO BE APPROPRIATE.
- HOUSER ENGINEERING RECOMMENDS ALL PROPOSED STRUCTURES BE STAKE-OUT BY A PROFESSIONAL LAND SURVEYOR PRIOR TO THE START OF CONSTRUCTION.

**STRUCTURES & IMPERVIOUS COVER**

ITEM	EXISTING	PROPOSED
BUILDING	1,856.3 SF/11.6%	2,579.6 SF/16.1%
PORCH	0.0 SF/ 0.0%	114.5 SF/ 0.7%
DECK <sup>(1)</sup>	0.0 SF/ 0.0%	0.0 SF/ 0.0%
TOTAL PRINCIPAL STRUCTURES	1,856.3 SF/11.6%	2,694.1 SF/16.8%
ACCESSORY BUILDINGS	120.0 SF/ 0.7%	120.0 SF/ 0.7%
POOL <sup>(1)</sup>	0.0 SF/ 0.0%	0.0 SF/ 0.0%
TOTAL STRUCTURES	1,976.3 SF/12.3%	2,814.1 SF/17.5%
WALKS/MISC. REAR <sup>(1)</sup>	9.0 SF/ 0.1%	509.7 SF/ 3.2%
DRIVEWAY	20.7 SF/ 0.1%	20.7 SF/ 0.1%
WALLS <sup>(1)</sup>	38.0 SF/ 0.2%	0.0 SF/ 0.0%
WALKS/MISC. FRONT	59.1 SF/ 0.4%	20.7 SF/ 0.1%
STORMWATER IMPERVIOUS COVER	2,103.1 SF/13.1%	3,365.2 SF/21.0%
TOWNSHIP IMPERVIOUS COVER	2,056.1 SF/12.8%	2,855.5 SF/17.8%

**NOTES:**

- AS PER §186-6 DEFINITIONS OF TERMS, IMPERVIOUS COVERAGE: THESE AREAS ARE NOT INCLUDED IN THE TOWNSHIP IMPERVIOUS COVERAGE.

**STORMWATER MANAGEMENT CALCULATIONS**

STORAGE REQUIRED:  
A 10 YEAR STORM EVENT OF ONE HOUR DURATION RESULTS IN A RAINFALL OF 2.00 INCHES. 2.00 INCHES OF RUNOFF APPLIED TO THE PROPOSED INCREASE IN IMPERVIOUS = 2.00 IN \* 1262.1 S.F. / 12 = 210.4 C.F. = 3573.5 GALLONS

**STORAGE PROVIDED UTILIZING:** CULTEC RECHARGER 330XLHD CHAMBERS

CHAMBER INFO: ARRANGEMENT CONFIG: 2 UNITS x 1 ROWS = 2 UNITS (ROWS SPACED @ 58" or 4.83' x 1)

UNIT LENGTH: 102.0" or 8.50'

ADJ. LENGTH: 84.0" or 7.00'

WIDTH: 52.0" or 4.33'

HEIGHT: 30.5" or 2.54'

VOLUME: 7.48 CF/UNIT

ADJ. VOLUME: 52.22 CF/UNIT

\* ADJ. LENGTH INCLUDES OVERLAP OF UNITS FOR INSTALLATION

VOID RATIO: 40%

CHAMBER STORAGE VOLUME (Vc): 2 UNITS x 52.22 CF/UNIT = 104.44 CF

EXCAVATION VOLUME (Vv): (1 UNITS @ 87.00'UNIT) x (2 x 1.00' STONE) = 17.50'

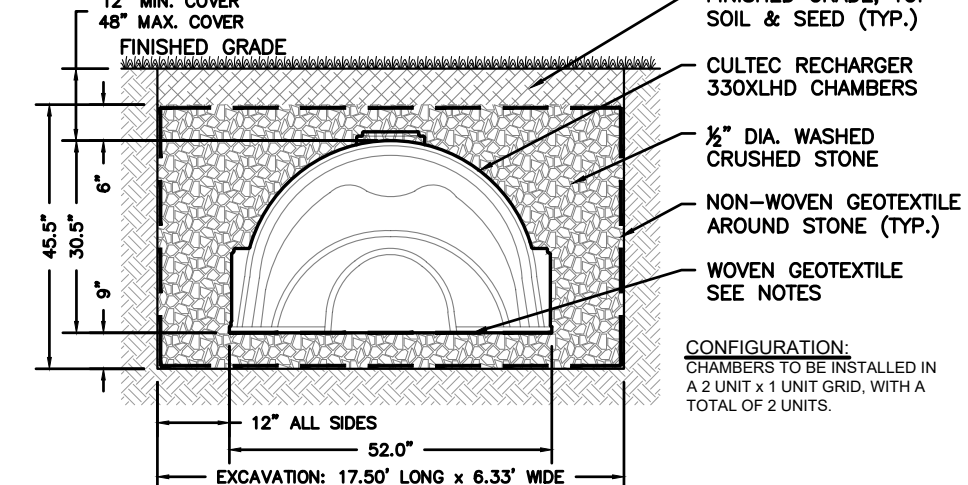
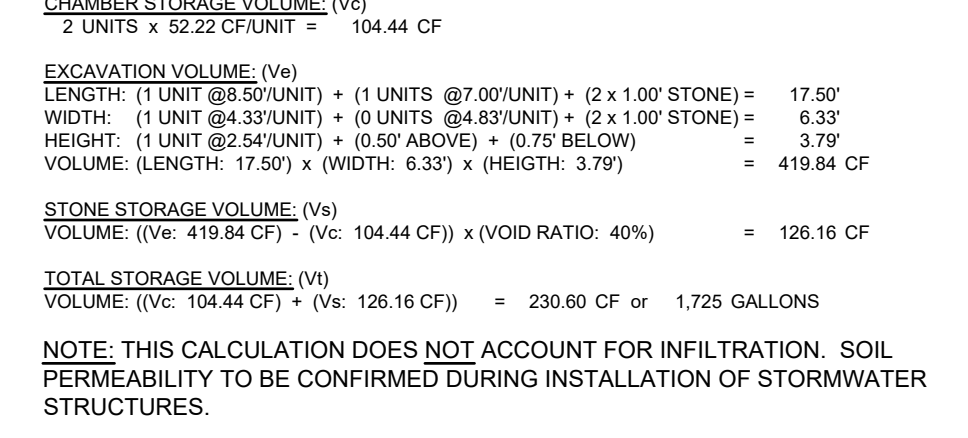
WIDTH: (1 UNIT @ 4.33'UNIT) x (0 UNITS @ 4.83'UNIT) x (2 x 1.00' STONE) = 6.33'

HEIGHT: (1 UNIT @ 2.54'UNIT) x (0.50' ABOVE) + (0.75' BELOW) = 3.79'

VOLUME (LENGTH: 17.50' x WIDTH: 6.33' x HEIGHT: 3.79') = 419.84 CF

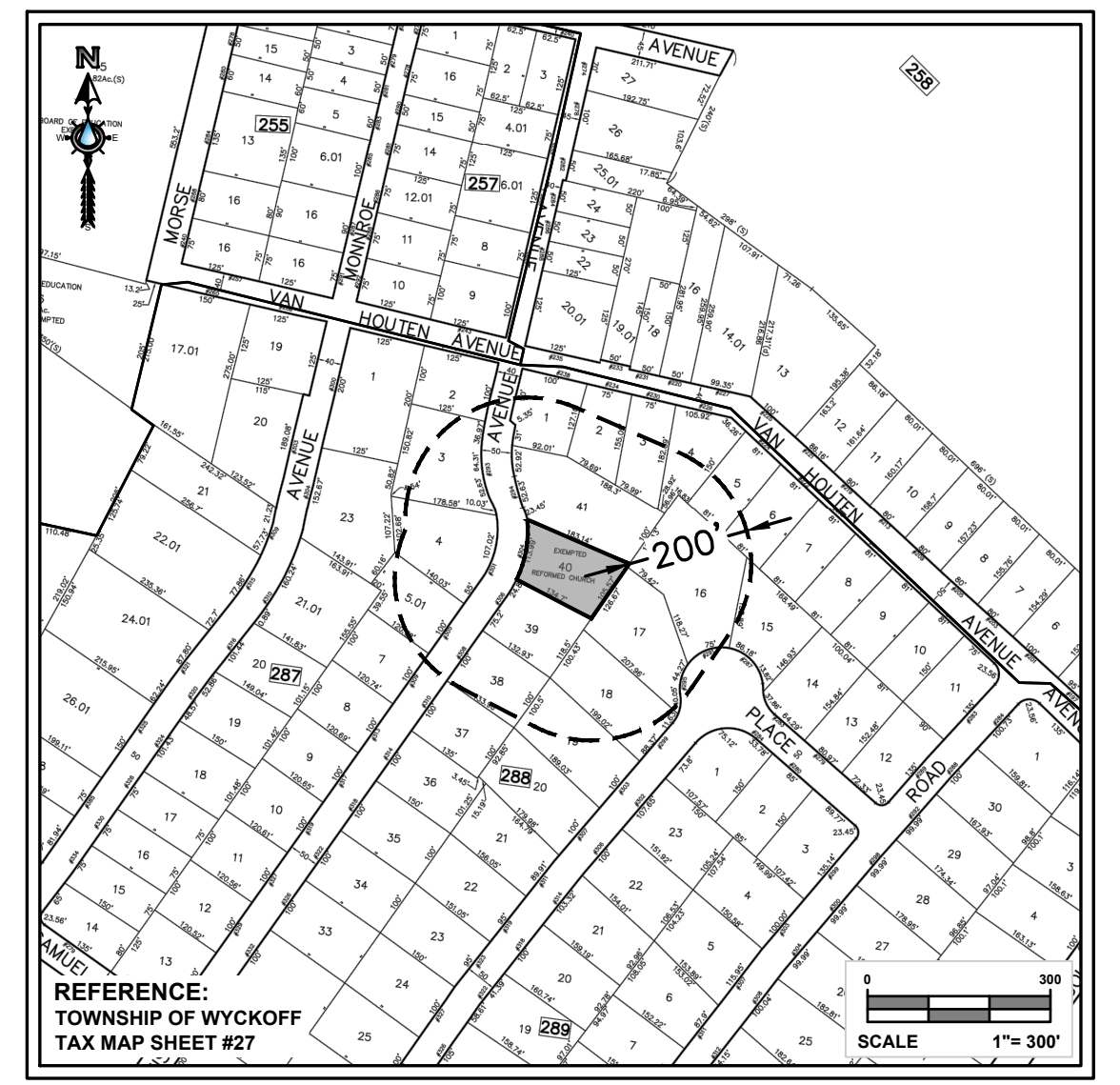
STONE STORAGE VOLUME (Vv): (1 UNITS @ 104.44 CF) x (VOID RATIO: 40%) = 126.16 CF

TOTAL STORAGE VOLUME (Vt): (Vc: 104.44 CF) + (Vv: 126.16 CF) = 230.60 CF or 1,725 GALLONS



**REFERENCES**

- BOUNDARY SURVEY PREPARED BY RIGG ASSOCIATES PA, STEPHEN D. RIGG PLS NJ LIC. NO. 43263, DATED JULY 28, 2014.
- PARTIAL TOPOGRAPHIC SURVEY PREPARED BY ARTHUR J. SCHAFFEL JR. PLS PPL NJ LIC. NO. 31279 DATED SEPTEMBER 16, 2014
- ADDITION ALTERATION, PREPARED BY MARK M. BRAITHWAITE AJA NJ LIC. NO. 12540 DATED OCTOBER 19, 2019.
- ON-SITE SEWAGE DISPOSAL SYSTEM AS BUILT PREPARED BY HOUSER ENGINEERING LLC, GERALD G. GARDNER PE NJ LIC. NO. 24GE02584400 DATED OCTOBER 23, 2014.



**ZONING TABLE**

ZONE: RA-25 RURAL RESIDENTIAL ZONE  
USE: SINGLE FAMILY DWELLING

**APPLICANT / OWNER INFORMATION**

APPLICANT/OWNER: JAMES LEACH  
304 VOORHIS AVENUE  
WYCKOFF, NJ 07481

**BULK REQUIREMENTS**

CODE REFERENCE: §186 ATTACHMENT 1; SCHEDULE OF DIMENSIONAL REQUIREMENTS

ITEM	PERMITTED	PRE-EXISTING	PROPOSED
LOT AREA	25,000 S.F. 0.574 ACRES	16,061 S.F.(X) 0.369 ACRES	16,061 S.F.(X) 0.369 ACRES
LOT WIDTH	125'	110.7'(X)	110.7'(X)
LOT FRONTAGE	125'	114.2'(X)	114.2'(X)
LOT DEPTH	150'	155.8'	155.8'
PRINCIPAL BUILDING			
FRONT YARD	40'	45.1'	PORCH: 41.4' STEP: 40.4'
SIDE YARD (EACH)	25'	11.2'/17.3'(X)	11.2'/17.3'(V)
REAR YARD	40'	61.6'	50.8'
MAXIMUM BUILDING HEIGHT	35'	AS EXISTING	31.25' <sup>(P)</sup>
MIN. FLOOR AREA	1,200 S.F.	2,046 S.F.	3,047 S.F.
MAXIMUM COVERAGE			
PRINCIPAL BUILDING	15%	11.6%	16.8% (V)
W/ACCESSORY BUILDING	20%	12.3%	17.5%
IMPERVIOUS COVERAGE <sup>(P)</sup>	35.5%	12.8%	17.8%
	5,702.9 S.F.	2,056.1 S.F.	2,855.5 S.F.

**NOTES:**

- PER ARTICLE XIA, ENHANCED SIDE YARD SETBACKS. IN THE FRONT YARD, IF THE GROSS BUILDING AREA EXCEEDS 3,700 S.F., THE MINIMUM SIDE YARD SETBACK SHALL BE 25'.
- PROPOSED GROSS BUILDING AREA = 3,039.1 S.F.
- HIGHEST ROOF RIDGE = HIGHEST FINISHED GRADE.
- HIGHEST ROOF RIDGE = 394.88 (GILL) + 29.9' (RIDGE) = 424.78'
- LOWERS FINISHED GRADE = 393.53'
- BUILDING HEIGHT = 424.78' - 393.53' = 31.25'
- PER §186-2.2 (P) LOTS BETWEEN 200 S.F. & 25,000 S.F., IMPERVIOUS PERCENT (%) SHALL BE EQUAL TO 45% (LOT AREA).
- IMPERVIOUS PERCENT = 45% / 16,061 = 35.5%

(X) = EXISTING NON-COMFORMANCE  
(V) = VARIANCE REQUIRED

**OWNER / APPLICANT**

JAMES LEACH  
304 VOORHIS AVENUE  
WYCKOFF, NJ 07481  
(551) 206-347

**GRAPHIC SCALE**