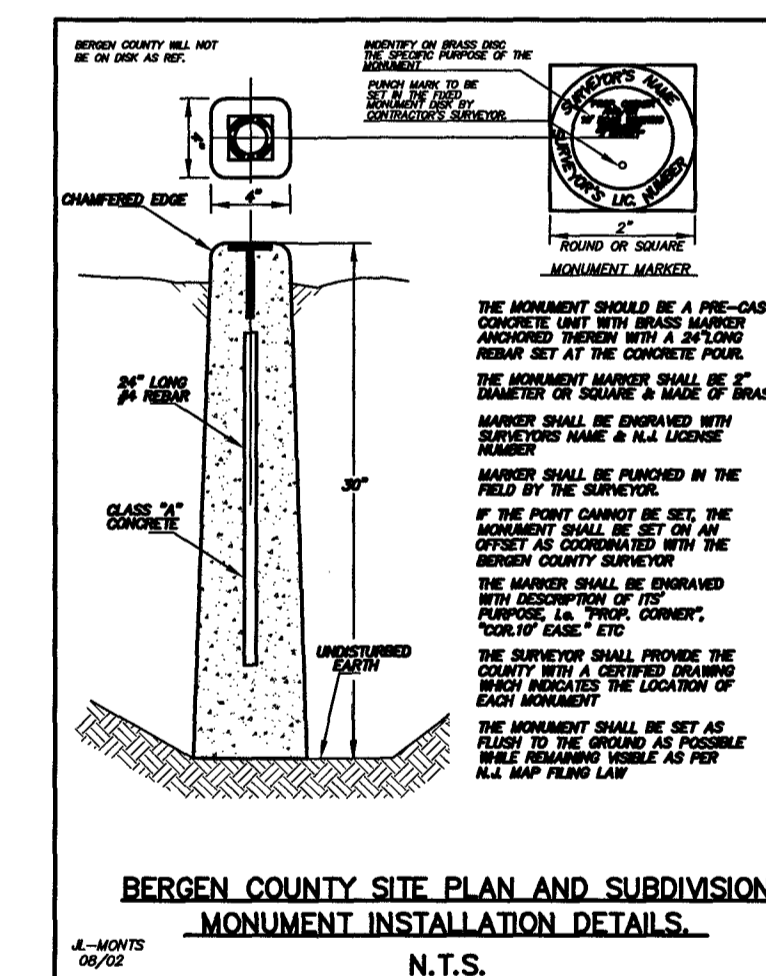


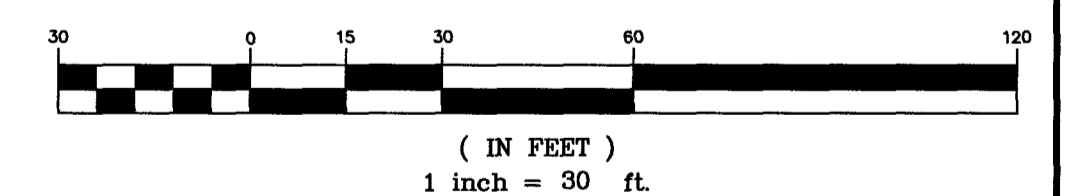
NOTES

1. SHOWN ON SHEET OF THE TOWNSHIP OF WYCKOFF TAX MAP.
2. TOTAL LOT AREA: 94,756.0 SF., 2.2 AC.
3. REFERENCE MAPS:
 - FILED MAP # 8521, FILED IN THE B.C.C.O. ON 10/28/1987
4. DEED RESTRICTIONS: NONE
5. TRACT IS LOCATED IN THE R-25, RESIDENTIAL ZONE.
6. STATE PLANE COORDINATES(NAD-1983) HAVE BEEN OBTAINED BY MEANS OF GLOBAL POSITIONING SYSTEM (G.P.S.).
7. NO TREES ARE PROPOSED FOR REMOVAL.



BERGEN COUNTY SITE PLAN AND SUBDIVISION MONUMENT INSTALLATION DETAILS. N.T.S.

GRAPHIC SCALE



ZONING DATA (RA-25 ZONE)				
ITEM	REQUIRED	EXISTING LOT 25.01	PROPOSED LOT 25.01	PROPOSED LOT A
MIN. LOT AREA	25,000 SF.	94,756 SF.	58,892.4 SF.	35,863.2 SF.
MIN. FRONTAGE	125 FT.	153.79 FT.	153.79 FT.	128.80 FT.
MIN. DEPTH	150 FT.	293.47 FT.	298.20 FT.	281.77 FT.
SETBACKS:				
PRINCIPAL BLDG.				
MIN. FRONT YARD (FT.)	40 FT.	39.5 FT. *	39.5 FT. *	>40 FT.
MIN. SIDE YARD:	25 FT.	18.3 FT. *	18.3 FT. *	>25 FT.
MIN. REAR YARD:	40 FT.	>40 FT.	>40 FT.	>40 FT.
ACCESSORY BLDG.				
MIN. REAR YARD (FT.)	20 FT.	74.2 FT.	>20 FT.	>20 FT.
MIN. SIDE YARD (FT.)	15 FT.	98.5 FT.	>15 FT.	>15 FT.
SHEDS (<60 SF., <10 FT. H)				
PRINCIPAL BLDG. (A)	10% MAX.	1.1%	1.7%	<10%
TOTAL ACCESS. BLDG. (B)	5% MAX.	2.2%	3.5%	<5%
TOTAL (A & B)	20% MAX.	3.3%	5.2%	<20%
TOTAL LOT COVERAGE:	25.0% MAX.	7.8%	12.1%	<25.0%
DWELLING AREA				
TOTAL SF.	1,200 SF. MIN.	904 SF. *	904 SF. *	>1,200 SF.
BUILDING HEIGHT (FT.)	35 FT. MAX.	<35 FT.	<35 FT.	<35 FT.
NUMBER OF STORIES:	2 1/2 MAX.	2 1/2 STORY	2 1/2 STORY	3 STORY

EXISTING COVERAGE CALC'S:

(LOT 25.01, BL 379) AREA: 94,756 SF.	
HOUSE & FRONT PORCH:	904 SF.
DECK:	103 SF.
PRINC. BLDG. CVG.	1,007 SF. (1.1%)
SHED (1):	102 SF.
(2):	22 SF.
(3):	67 SF.
(4):	248 SF.
BARN:	1,333 SF.
GREENHOUSE (1):	292 SF.
(2):	35 SF.
ACCY. CVG.:	2,099 SF. (2.2%)
STONE DRIVEWAY:	4,050 SF.
TOTAL LOT COVERAGE:	7,158 SF. (7.6%)

PROPOSED COVERAGE CALC'S:

(LOT 25.01, BL 379) AREA: 58,892.4 SF.	
HOUSE & FRONT PORCH:	904 SF.
DECK:	103 SF.
PRINC. BLDG. CVG.	1,007 SF. (1.7%)
SHED (1):	102 SF.
(2):	22 SF.
(3):	67 SF.
(4):	248 SF.
BARN:	1,333 SF.
GREENHOUSE (1):	292 SF.
ACCY. CVG.:	2,064 SF. (3.5%)
STONE DRIVEWAY:	4,050 SF.
TOTAL LOT COVERAGE:	7,121 SF. (12.1%)

LEGEND	
	PROP. MONUMENT
	POINTS FOUND
	LOT NUMBER
	BLOCK NUMBER

OWNER/APPLICANT:
 ROBERT SOKOLY
 370 SICOMAC AVENUE
 WYCKOFF, NJ

NO.	DATE	DESCRIPTION	BY
1	10/22/20	REVISED LOT A WIDTH	RJW

MINOR SUBDIVISION PLAN
 FOR: ROBERT SOKOLY
 LOT 25.01, BLOCK 379
 CURRENT TAX ASSESSMENT MAP
 370 SICOMAC AVENUE
 TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY
 SCALE: DRAFTED BY: JOL DATE: 9/2/2020 JOB NO. 2020-190 SHEET: 1 OF 1
 1"-30" CHECKED BY: RJW
ROBERT J. WEISSMAN, P.E. & L.S.
 WEISSMAN ENGINEERING CO., P.C.
 PROFESSIONAL ENGINEER AND LAND SURVEYOR
 686 CROOKMAN AVENUE, MIDLAND PARK, NJ 07432
 VOICE (201) 445-2799, FAX (201) 445-0483
 CERTIFICATION OF AUTHORIZATION # 246A27926800
 N.J. P.E. & L.S. LIC. NO. 29,624

APPROVED BY THE
 COUNTY PLANNING BOARD
 COUNTY OF BERGEN, NEW JERSEY

THIS MINOR SUBDIVISION WAS APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY.

CHAIRMAN:
 SECRETARY:

THIS MINOR SUBDIVISION WAS APPROVED BY THE BOROUGH ENGINEER AT A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY.

DATE:
 ENGINEER:

ATTESTED TO BY: _____ DATE: _____