

PLOT PLAN FOR 239 COTTAGE ROAD BLOCK 461, LOT 13 TOWNSHIP OF WYCKOFF BERGEN COUNTY, NEW JERSEY

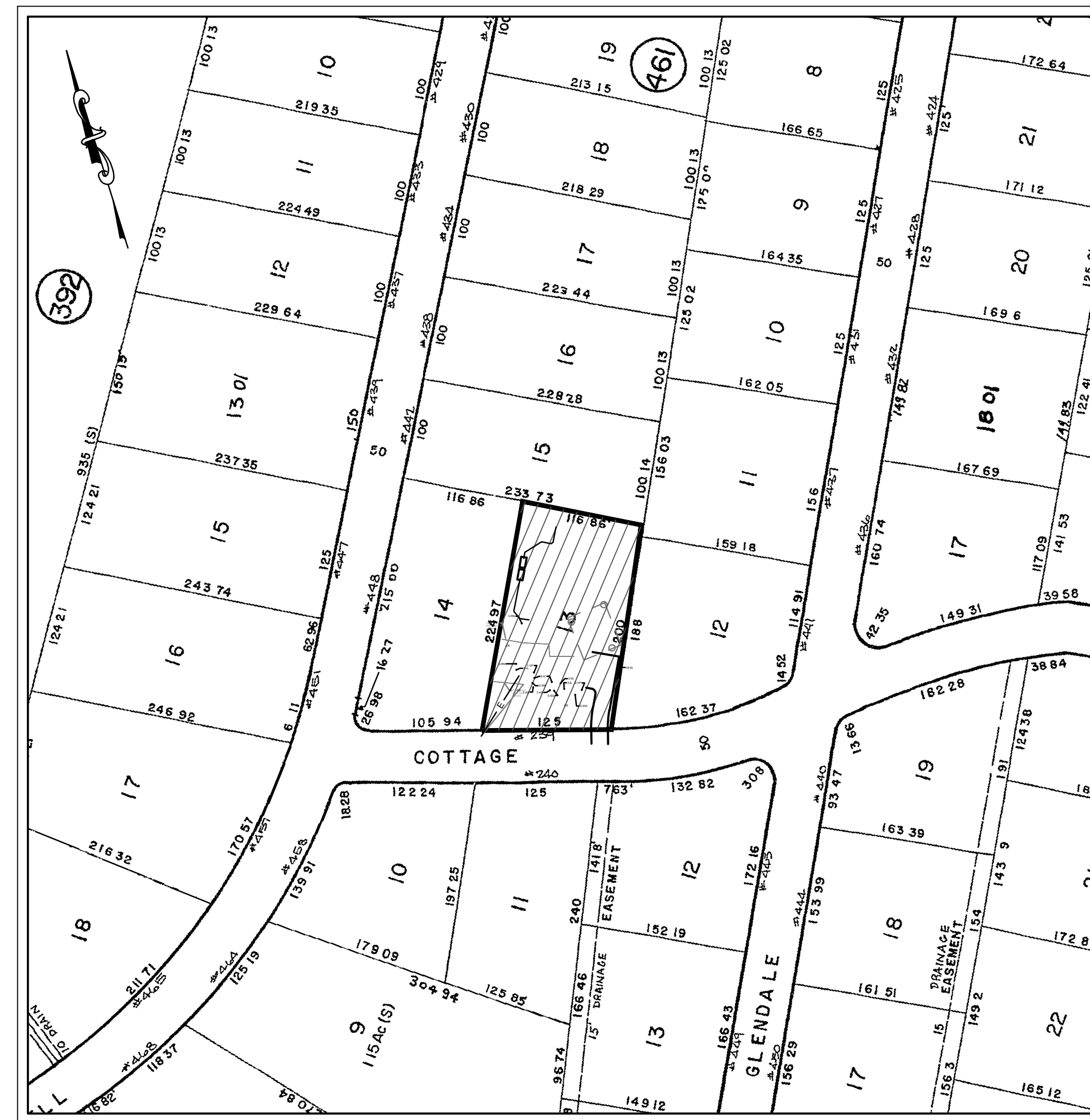
GENERAL NOTES:

- BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM PLAN ENTITLED "SURVEY OF PROPERTY, LOT 13, BLOCK 461, TOWNSHIP OF WYCKOFF" PREPARED BY MORGAN ENGINEERING & SURVEYING DATED MAY, 12, 2015. TOPOGRAPHIC INFORMATION SHOWN HEREON PREPARED BY OMLAND & OSTERKORN, INC. ELEVATIONS ON ASSUMED DATUM.
- REFER TO ARCHITECTURAL PLANS PREPARED BY CANZANI ASSOCIATES ARCHITECTS.
- 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.
- LOCATIONS OF UTILITIES ARE APPROX. CONTRACTOR SHALL VERIFY EXACT LOCATION IN FIELD WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE APPLICANT SHALL COMPLY WITH THE TOWNSHIP'S TREE REMOVAL AND REPLACEMENT REQUIREMENTS.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
- ALL AREAS BEING GRADED AND WHERE SOIL IS BEING SPREAD ACROSS THE YARD SHALL BE TOP SOILED AND SEEDED IMMEDIATELY FOLLOWING GRADING OPERATIONS.
- 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.
- 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.
- INSTALLATION OF CULTEC CHAMBER SYSTEM 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.
- SURFACE RUNOFF DURING CONSTRUCTION WILL BE MAINTAINED THROUGH THE USE OF SILT FENCE.
- PROPOSED ADDITION SHALL MEET MINIMUM REQUIRED SEPTIC SETBACK DIMENSIONS REQUIRED UNDER NJAC 7:9A.
- STORMWATER MANAGEMENT DESIGN SHALL RESULT IN A ZERO NET INCREASE IN STORMWATER RUNOFF FROM THE DEVELOPED SITE.

ZONING TABLE

ITEM	REQUIRED	EXISTING	PROPOSED
BLOCK 461, LOT 13 ZONE: RA-25 (RURAL RESIDENCE DISTRICT)			
EXISTING/PROPOSED USE: SINGLE-FAMILY RESIDENTIAL			
Min. Lot Area	25,000 S.F.	25,498 S.F.	NO CHANGE
Min. Lot Width	125 FT.	119.8 FT. (E) - avg taken perpendicular to depth	NO CHANGE
Min. Lot Frontage	125 FT.	125 FT.	NO CHANGE
Min. Lot Depth	150 FT.	212.3 FT. - avg taken perpendicular street to rear	NO CHANGE
Min. Front Yard Setback	40 FT.	39.5 FT.	40.3 FT.
Min. Side Yard Setbacks	27 FT. (where garage faces side yard) 25 FT. (min. for homes with a gross building area that exceeds 3,700 S.F.) 20 FT. (min. for homes with a gross building area that is less than 3,700 S.F.)	25.1 FT. (existing dwelling gross building area is less than 3,700 S.F.)	28.2 FT. (where garage faces side yard) 25.5 FT. (opposite side; proposed dwelling gross building area is greater than 3,700 S.F.)
Min. Rear Yard Setback	40 FT.	131.6 FT.	92.6 FT.
Accessory Structure Setback	20 FT. (rear) 15 FT. (side)	12.2 FT. (tennis court - rear); 115.9 FT. (deck - rear) 0.5 FT. (tennis court - side); 22.4 FT. (deck - side)	N/A - no accessory structure proposed
Max. Building Height	2½ Stories and 35 Ft.	2 Story and Less than 35 Ft.	2 Stories and 32.6 Ft. Building Height Calculation Lowest finished level of the ground adjacent to outside wall = 3.5 Ft. Finished floor to highest point of the roof = 29.1 Ft. (Refer to architect's plans) Building Height = 3.5 Ft. + 29.1 Ft. = 32.6 Ft.
Min. Habitable Floor Area per Dwelling Unit	1,200 S.F.	< 1,200 S.F.	4,778 S.F. (Refer to architect's plans)
Max. Lot Coverage by Principal Building	15%	6.5%	14.9%
Max. Lot Coverage by Principal and Accessory Building	20%	33.2% (E)	14.9%
Max. Impervious Coverage	28.5%	40.8% (E)	24.0%

(E) Pre existing non conformity



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

**COVERAGE TABLE - ZONE RA-25
BLOCK 461, LOT 13**

TOTAL LOT AREA	25,498 SF
ALLOWED PRINCIPAL BUILDING COVERAGE (15%)	3,825 SF
ALLOWED ACCESSORY COVERAGE (5%)	191 SF
ALLOWED IMPERVIOUS COVERAGE (28.5%)	7,267 SF

Existing Coverages			Proposed Coverages		
Description	Area (SF)	Percentage	Description	Area (SF)	Percentage
Existing Building	1,657	6.5%	Proposed Building (incl. covered porch/patio)	3,800	
Tennis Court	6,422	25.2%			
Deck	375	1.5%			
Total Building Coverage	8,454	33.2%	Total Building Coverage	3,800	14.9%
			Increase in Building Coverage	-4,654	
Driveway	825		Driveway	1,516	
Walkways, Patio and Stairs	1,130		Walkways, Patio and Stairs	800	
Total Impervious Coverage	10,409	40.8%	Total Impervious Coverage	6,116	24.0%
			Increase in Impervious Coverage	-4,293	

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 _____

PLANT SCHEDULE						
Key	Qty	Scientific Name	Common Name	Caliper	Height	Root
Shade Trees						
AR	4	Acer rubrum	Red Maple	2-2.5"	-	B&B
Ornamental Trees						
CK	3	Cornus kousa	Kousa Dogwood	-	4-5'	B&B
Shrubs/Perennials						
AS	14	Astilbe	Astilbe	-	-	#2 Cont
IC	2	Ilex crenata 'Chesapeake'	Chesapeake Japanese Holly	-	24-36"	#5 Cont
IL	8	Ilex crenata 'Green Lustre'	Green Lustre Japanese Holly	-	24-36"	#5 Cont
IS	16	Ilex crenata 'Steeds'	Steeds Japanese Holly	-	30-36"	#5 Cont
IG	3	Ilex glabra 'Densa'	Inkberry	-	24-36"	#5 Cont
RN	6	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	-	42-48"	B&B
SG	5	Spiraea x bumalda 'Gold Flame'	Gold Flame Spirea	-	18-24"	#3 Cont
SW	10	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	-	24-36"	#5 Cont
VP	3	Viburnum plicatum 'Popcorn'	Popcorn Doublefile Viburnum	-	24-36"	#5 Cont

6					
5					
4					
3	REV LANDSCAPING AND DRIVEWAY PER 2/25/21 BOARD MTG	03/08/21			
2	REV DRAINAGE SYSTEM	02/25/21			
1	REV PER ENG LETTER DATED 10/13/20	01/21/21			
			REVISION	DATE	CRKD

PROJ: 200517
DATE: 09/11/20
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR THE USE OF THE CLIENT ONLY. THE WORK WAS CONTRACTED BY THE CLIENT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ANY OTHER AGENCY. ALL RIGHTS RESERVED.

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PLOT PLAN FOR
239 COTTAGE ROAD
BLOCK 461, LOT 13
TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY

COVER SHEET / ZONING MAP / KEY MAP

SHEET No.
1
OF
2