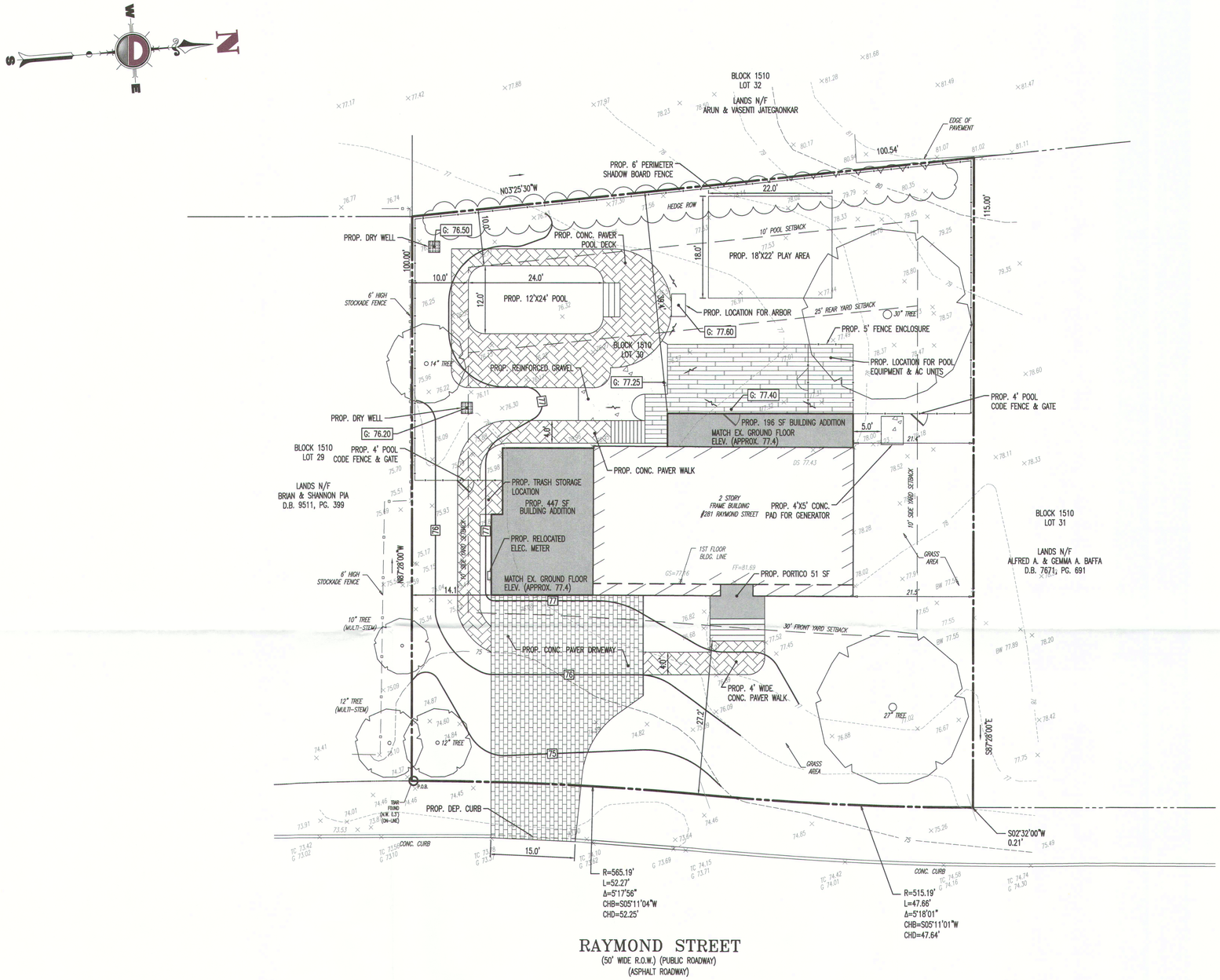

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

   BOUNDARY AND LOCATION SURVEY
   BLUE MARSH ASSOCIATES, INC.
   1541 ROUTE 37 EAST, SUITE B
   TOMS RIVER, NJ 08753
   SURVEYOR FILE NO: 13-8273-281

2. APPLICANT: JOHN KELLENBERGER
   281 RAYMOND STREET
   HILLSDALE, NJ 07642

3. OWNER: JOHN KELLENBERGER
   281 RAYMOND STREET
   HILLSDALE, NJ 07642

4. PARCEL DATA: BLOCK 1510, LOT 30
   BOROUGH OF HILLSDALE
   BERGEN COUNTY, NJ

5. ZONE: ZONE R-3 (RESIDENTIAL ZONE)

6. EXISTING USE: ONE FAMILY DWELLING **(PERMITTED USE)**

7. PROPOSED USE: ONE FAMILY DWELLING **(PERMITTED USE)**

8. SCHEDULE OF ZONING REQUIREMENTS (§ SECTION 310)

ZONE REQUIREMENT	ZONE R-3	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	10,744 SF	10,744 SF
MINIMUM LOT WIDTH	100 FT	100 FT	100 FT
MINIMUM LOT FRONTAGE	100 FT	100 FT	100 FT
MINIMUM LOT DEPTH	100 FT	107.5 FT	107.5 FT
MINIMUM FRONT YARD SETBACK	30 FT	33.9 FT	27.2 FT
MINIMUM REAR YARD SETBACK	25 FT	43.8 FT	26.2 FT
MINIMUM SIDE YARD SETBACK	10 FT	21.4 FT	14.1 FT
MINIMUM COMBINED SIDE YARD SETBACK (PRINCIPAL BUILDING)	30% LOT WIDTH = 30 FT	53.6 FT	35.6 FT
MINIMUM REAR YARD SETBACK (POOL)	10 FT	N/A	10.0 FT
MINIMUM SIDE YARD SETBACK (POOL)	10 FT	N/A	10.0 FT
MAXIMUM BUILDING HEIGHT	35 FT		29 FT
MAXIMUM BUILDING COVERAGE	25%	11.2% (1,205 SF)	17.1% (1,843 SF)
MAXIMUM FLOOR AREA RATIO (SEE NOTE 1)	0.3	0.22	0.33 **(V)**
MAXIMUM IMPERVIOUS COVERAGE (SEE NOTE 2)	30%	18.5% (1,991 SF)	29.1%
MIN. GROUND FLOOR AREA	500 SF	1,122 SF	1,680 SF

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

NOTES:

1 = FAR CALCULATION INCLUDES: 1,654 SF GROUND FLOOR, 1,843 SF 1ST FLOOR AND 51 SF PORTICO.

2 = SEE TABLE "IMPERVIOUS COVERAGE"

9. FINAL GRADING + DRAINAGE DESIGN TO BE COORDINATED BY GENERAL CONTRACTOR AND POOL CONTRACTOR.

IMPERVIOUS COVERAGE

TOTAL LOT AREA	10,744 SF
FIRST FLOOR	1,843 SF
GRAVEL AREA UNDER DECK (25%)	525 x 0.25 = 132 SF
POOL CONC. PAVER DECK (50%)	574 x 0.50 = 287 SF
FRONT PAVER WALK (50%)	104 x 0.50 = 52 SF
FRONT STEPS	91 SF
PROPOSED DRIVEWAY (50%)	941 x 0.50 = 471 SF
PROPOSED PAVER WALK TO REAR (50%)	266 x 0.50 = 133 SF
POOL EQUIPMENT	49 SF
AC EQUIPMENT	49 SF
PROPOSED LOCATION FOR GENERATOR	20 SF
TOTAL IMPERVIOUS	3,127 SF

10. REFER TO LANDSCAPE CONCEPT PLAN PREPARED BY WILLIAM L. KOENIG, DATED 06/25/20 FOR FINAL LAYOUT AND DESIGN DETAILS.
11. REFER TO KELLENBERGER/CAREY RESIDENCE PLANS BY JOSEPH J. BRUNO, DATED 01/14/20 AND LAST REVISED 05/30/20 FOR HOME AND DECK FINAL LAYOUT AND DETAILS.
12. FINAL GRADING AND DRAINAGE DESIGN TO BE COORDINATED BY GENERAL CONTRACTOR AND POOL CONTRACTOR.

GRAPHIC SCALE

-10 0 5 10 20 40

(IN FEET)
1 INCH = 10 FT.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

Rev.	Date	Comments	By

DYNAMIC ENGINEERING
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TITLE: PLOT PLAN

PROJECT: **JOHN KELLENBERGER**
PROPOSED SITE IMPROVEMENTS
BLOCK 1510, LOT 30
281 RAYMOND STREET
BOROUGH OF HILLSDALE, BERGEN COUNTY, NEW JERSEY

JOB No: 3379-99-001	DATE: 05/11/2020
DRAWN BY: CAM	SCALE: (H) 1"=10' (V)
DESIGNED BY: MAW	SHEET No: 1 OF 1
CHECKED BY: MAW	
CHECKED BY: –	Rev. # 0

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

MARK A. WHITAKER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41417

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