

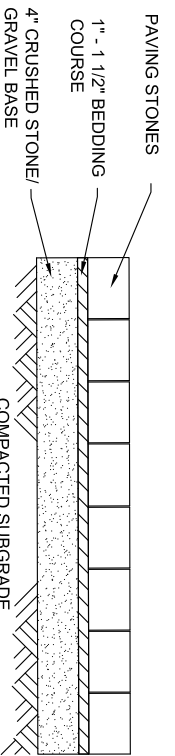
R-4 Residential		Required	Existing	Proposed	Variance Required
Lot Area	7500 sf	7500 sf	7500 sf	7500 sf	No
Lot Width/Frontage	75 ft	75 ft	75 ft	75 ft	No
Lot Depth	100 ft	100 ft	100 ft	100 ft	No
Setbacks					
Front Yard	30 ft	23.4 ft*	19.4 ft	19.4 ft	Yes
Side Yard	10 ft/30% width	17.0 ft/17.7 ft	9.0 ft/13.1 ft	22.4 ft	Yes
Rear Yard	25 ft	22.4 ft*	22.4 ft	22.4 ft	Yes
Bldg. Height	35 ft	22.3 ft	22.4 ft	22.4 ft	No
Bldg. Coverage	25%	1748 sf/23.3%*	2394 sf/31.9%	2394 sf/31.9%	Yes
Impervious Cov.	30%	2914 sf/38.8%*	2916 sf/38.9%	2916 sf/38.9%	Yes
FAR**	35%	2401 sf/32%	3297 sf/43.96%	3297 sf/43.96%	Yes

Ground Elev.	
Peak Elev. 122.5	99.4
Avg. Elev. -100.1	99.5
Bldg. Hgt. 22.4'	100.2
	100.5
	100.8
	100.2
	99.4

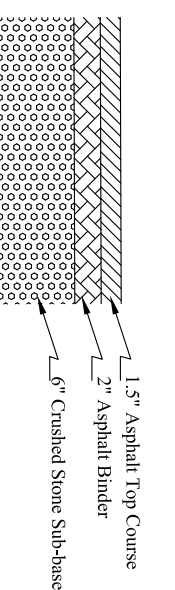
* Existing non-conformance
** See architectural drawings

LOT COVERAGE CALCULATIONS

EXISTING	PROPOSED
DWELLING	DWELLING
SHED	PORCH
SHED	COVERED PATIO
TOTAL BLDG.	TOTAL
1665 sf	2080 sf
83	262
1748 sf = 23.3 %	2394 sf = 31.9 %
STEPPING STONES 122 @ 50%	
SLATE WALK 74 @ 50%	
DECKING 332 @ 50%	
MISC. CONC.	AC'S
70	PAYER WALK 58 @ 50%
832	DECKING 174 @ 50%
DRIVEWAY	DRIVEWAY
2914 sf = 38.8 %	2916 sf = 38.9%

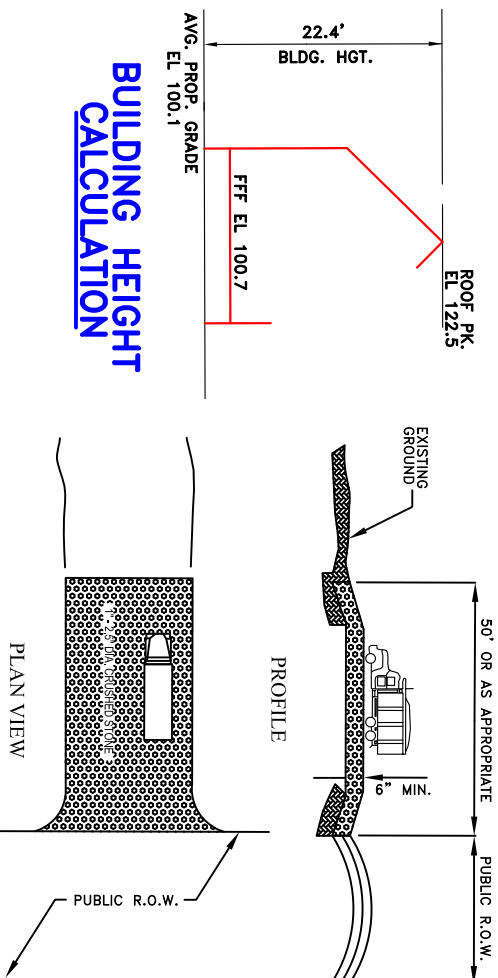


PAVER PATIO/WALKWAY DETAIL
N.T.S.



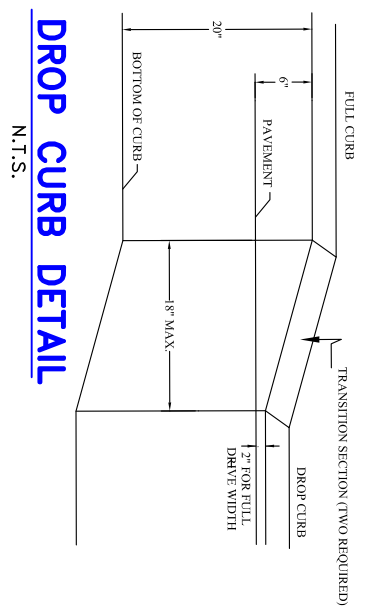
DRIVEWAY PAVEMENT DETAIL
N.T.S.

BUILDING HEIGHT CALCULATION

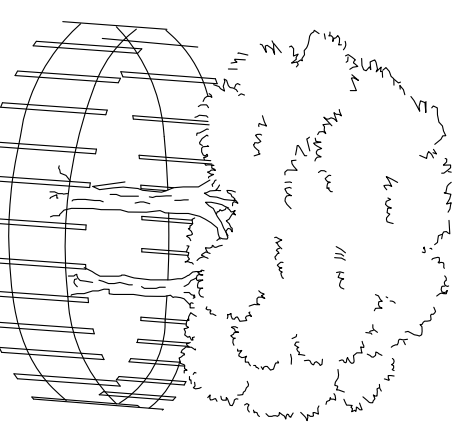


STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

DROP CURB DETAIL

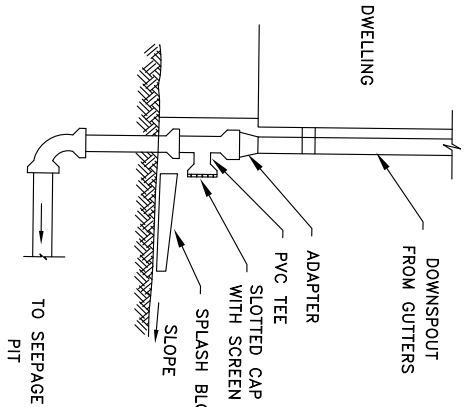


DROP CURB DETAIL
N.T.S.



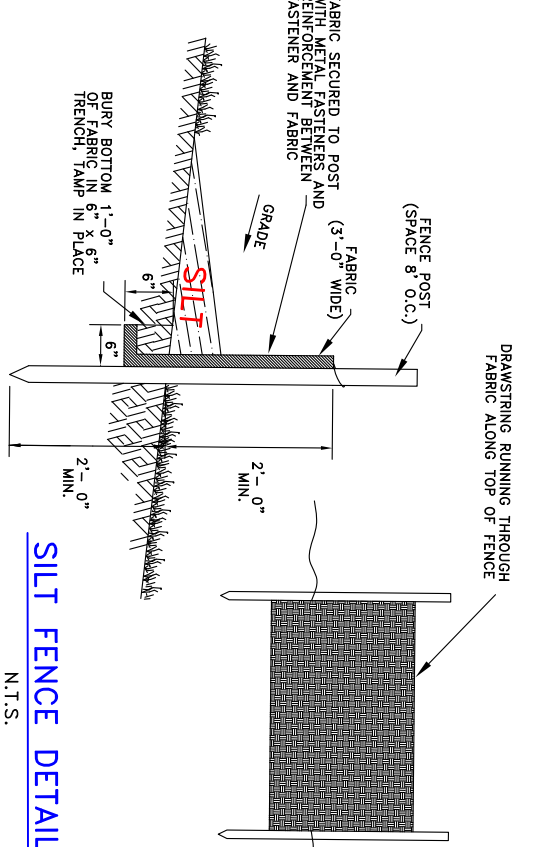
TREE PROTECTION DETAIL
N.T.S.

DOWNSPOUT DETAIL



DOWNSPOUT DETAIL
N.T.S.

SILT FENCE DETAIL



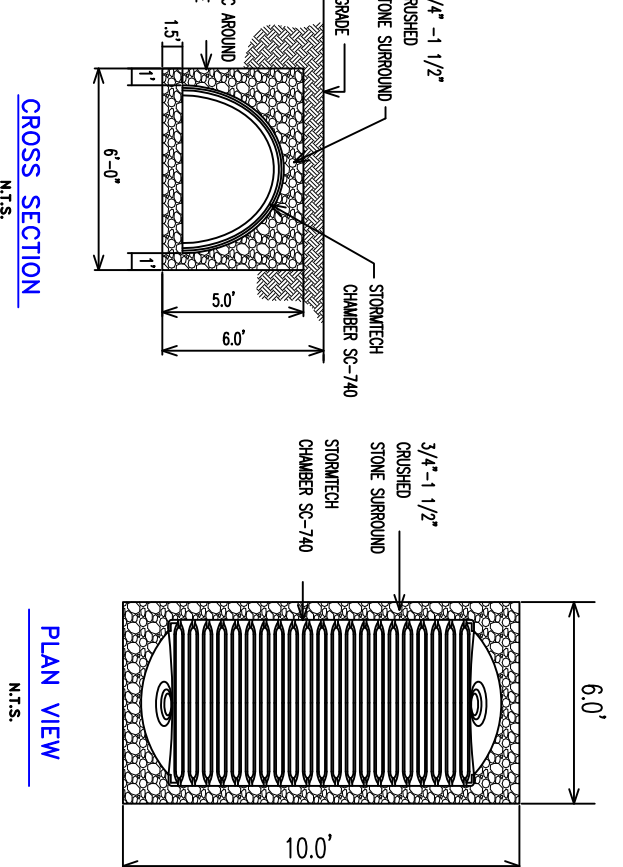
SILT FENCE DETAIL
N.T.S.

DRAINAGE CALCULATIONS			
10 Year Storm (I=2" /hr., 60 min. duration)			
Increase in Building Area = 2,394 - 1,748 = 646 sf			
Runoff Coef.	.99	Area	CIA
Roof, Patio, etc.	646 sf	0.0148 Acres	0.0294 cfs
Volume = (60*Qpeak)(60)		Volume = 106 CF = 791 Gallons	
Minimum Storage Required:		791 Gallons	
Storage Provided:		1,103 Gallons	

NOTES:

1. Owner/Applicant: Eric Davis
2. Property address: 307 Evergreen Street, Hillsdale, NJ.
3. Property known as Block 1622, Lot 4 in accordance with the Tax Assessment Map of the Borough of Hillsdale.
4. Property is located in the R-4 Residential 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 to commencement of construction activities.
8. No new utility service connections shall be required for proposed additions.
9. Roof leaders shall be connected to seepage pits as shown.
10. The applicant shall be responsible for the replacement of any pavement damaged or destroyed as a result of construction activities.
11. Property survey and topography performed May 18, 2023 by Lantelme, Kurens & Associates, P.C.

STORMTECH SC-740 CHAMBER DETAIL



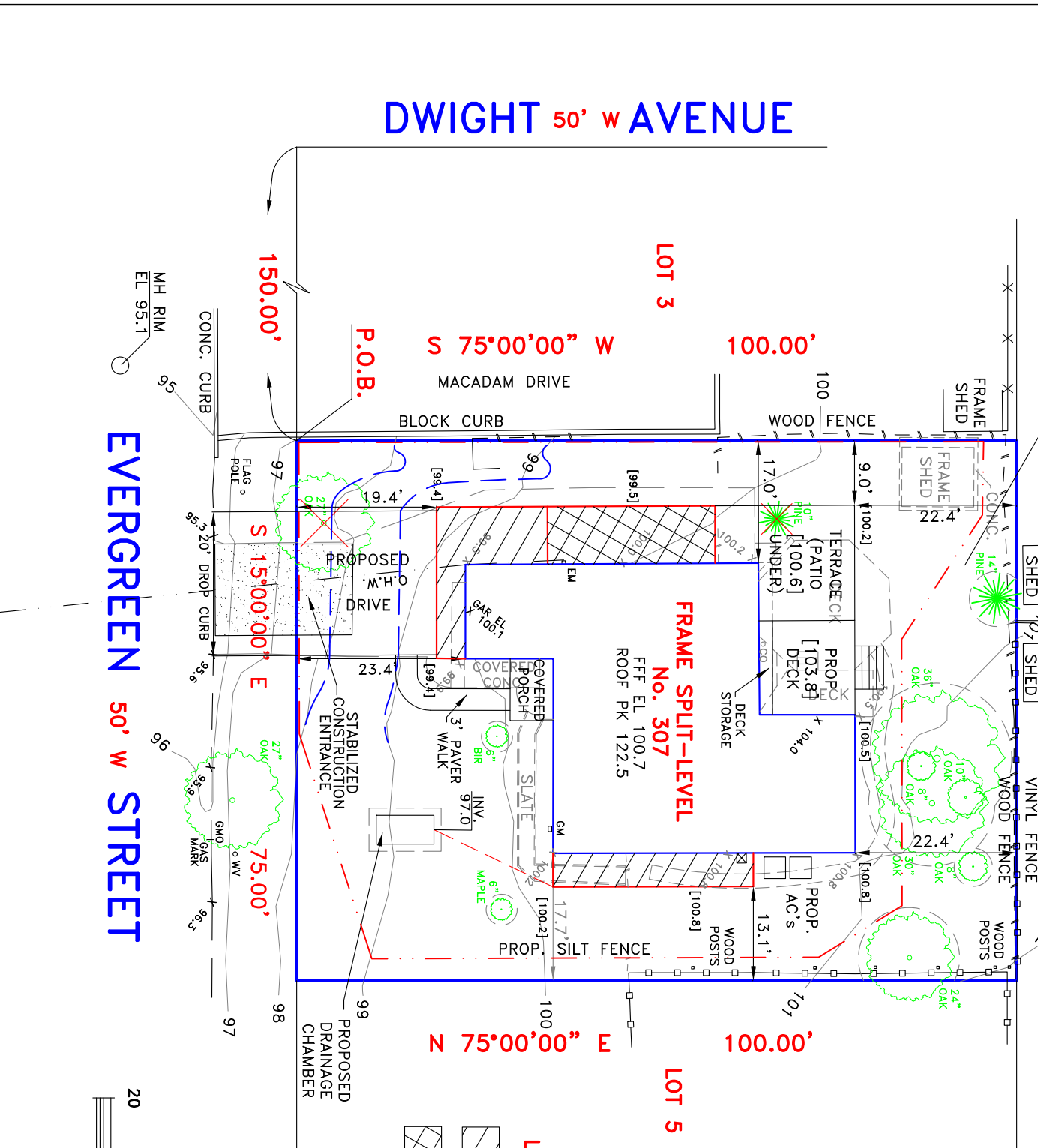
CROSS SECTION
N.T.S.

PLAN VIEW
N.T.S.

Stormtech SC-740 Chamber or equal
 Chamber spec: 65.4" long, 51.0" Wide, 30.0" High
 Chamber capacity 45.9 Cubic Feet = 343 gallons
 Hole Volume = L x W x H = (10)(6)(6.0) = 300 Cubic Feet
 Stone Volume = 300-45.9 = 254.1 Cubic Feet
 Using 40% void for stone, (0.40)(254.1) = 101.6 Cubic Feet
 101.6 + 45.9 = 147.5 Cubic Feet = 1103 Gallons

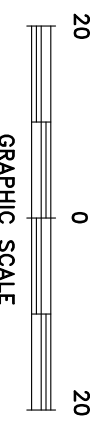
Soil Moving Requirements	
Foundation 109 L.Ft	82 cu yds cut
(109 L.Ft)(4.5)(4.5)	35 cu yds fill
Backfill (2/3)(82)	
Drainage Chamber	13 cu yds cut
	2 cu yds fill
Total Cut	95 cu yds cut
Total Fill	57 cu yds fill
Net Soil Removed from Site	38 cu yds

LEGEND:
 PROP. 1 STORY ADDITION
 PROP. 2 STORY ADDITION



DWIGHT 50' W AVENUE

EVERGREEN 50' W STREET



REVISION: 10/06/23 - FAR IMP9
Lantelme, Kurens & Associates, P.C. Engineers & Land Surveyors
 101 West Street, P.O. Box 486, Hillsdale, New Jersey 07642 (201) 666-2450

SCALE: 1"=20'
 DATE: JULY 17, 2023
 PARTY: EW
 PREPARED BY: CJL
 DRAWN BY: JW
 LOT NO. 32-34 (FILE MAP)
 BLOCK NO. 4,3 (FILE MAP)
 FILE NO. SP307EVERGREEN

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

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

