



NOTES: KEY MAP
N.T.S.

- | ITEM | REQUIRED | EXISTING | PROPOSED |
|-------------------------------------|-------------|--------------------|---------------------|
| MIN. LOT FRONTAGE | 150' 0" | 160' 0" | 160' 0" |
| MIN. LOT DEPTH | 150' 0" | 150' 0" | 150' 0" |
| MIN. LOT AREA | 30,000 S.F. | 24,000 S.F. (E) | 24,000 S.F. (E) |
| MIN. FRONT YARD | 50' 0" | 49' 0" | 50' 2" |
| MIN. SIDE YARD ABUTTING A STREET | 50' 0" | N.A. | N.A. |
| MIN. SIDE YARD ABUTTING A LOT | 25' 0" | 37' 4" | 26' 8" |
| MIN. REAR YARD | 50' 0" | 65' 4" | 51' 3" |
| MAX. NUMBER OF FAMILIES | 1 | 1 | 1 |
| MAX. BUILDING COVERAGE | 15.0% | 9.2% | 14.99% |
| MAX. BUILDING HEIGHT | 30' 0" | <30' 0" | 26' 49" |
| MAX. LOT FLOOR AREA | 22.5% | <30.0% | SEE ARCH. DWG. |
| MAX. IMPROVED LOT COVERAGE | 30.0% | 28.2% | 21.99% |
| MAX. RESIDENTIAL & PARKING COVERAGE | 25.0% | 16.2% (3,864 S.F.) | 25.92% (5,068 S.F.) |

9. BUILDING COVERAGE CALCULATIONS;
EXISTING

- | | | |
|-------------------|---|-------------------------------|
| PROPOSED | = | |
| BUILDING COVERAGE | = | 3,590 S.F. |
| DRIVEWAY | = | 1,469 S.F. |
| FRONT WALK | = | 357 S.F. (INCLUDED STEP) |
| LANDINGS | = | 68 S.F. |
| IN-GROUND POOL | = | 948 S.F. (INCLUDED CORNG) |
| REAR PATIOS | = | 964 S.F. (INCLUDED STEP) |
| POOL EQUIPMENT | = | 32 S.F. |
| A/C PADS | = | 80 S.F. |
| | | 7,187 F./72,000 S.F. = 29.99% |

13. APPLICANT TO PERFORM SOIL LOG & PERCOLATION AT THE TIME OF THE FOOTING EXCAVATION. TEST TO BE PERFORMED AT THE LOCATION OF THE PROPOSED SEEPAGE PIT SYSTEMS. THE BOROUGH ENGINEER MUST BE CONTACTED WHEN TEST IS SCHEDULED AND TEST RESULTS MUST BE FURNISHED TO THE BOROUGH AND THE BOROUGH ENGINEER.
14. ALL ROOF LEADERS FROM DWELLING SHALL BE CONNECTED TO THE PROPOSED FRONT SEWERAGE RUN WITH OVERHEAD WHITE CONNECTIONS AND RED ASH BLOCKS AT ALL DOWNSPOUTS

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| | | |
|-----------|--------------|-----------|
| Date: | Description: | Check By: |
| Revisions | | |

PLOT PLAN & SOIL EROSION CONTROL PLAN
Prepared For
RRF PROPERTIES LLC
12 Irene Court
Block 84.04 - Lot 2
Borough of Demarest
Bergen County, New Jersey

 Azzolina & Feury Engineering Inc

AZZONNA & PEARLY ENGINEERING INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS

30 Madison Avenue, Paramus, NJ 07652 - (201) 845-9500 - Fax (201) 845-3825
110 Stage Road, Monroe, NY 10950 - (845) 782-8681 - Fax (845) 782-4212

N.J. CERTIFICATE OF AUTHORIZATION
24GA28003600

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| | | |
|-----------------|-----------------|-----------------|
| Date: 12-6-22 | Drawn By: JF | Checked By: PEF |
| Scale: 1" = 20' | Dwg. No. 1 of 3 | Job No. 12466 |

| | | |
|---------------|-----------------|---------------|
| Scale: 1 = 20 | Log. No. 1 01 0 | Box No. 12100 |
|---------------|-----------------|---------------|

CONTRACTOR TO DETERMINE ACTUAL SOIL QUANTITIES
FIELD AT NO ADDITIONAL COST TO CLIENT.)

PROPOSED
DWELLING
F.F. 104.80

101.3 x
101.7 x
102.0 x
101.8 x
102.1 x
104.7 x
104.7 x
104.7 x
104.7 x
102.8 x
102.8 x
102.7 x
102.6 x
103.3 x
102.8 x
102.8 x
102.2 x
101.6 x
101.4 x
100.8 x
100.6 x
100.5 x
100.5 x

BUILDING HEIGHT CALCULATION

$$100.5+100.5+100.8+101.3+101.7+102.0+101.8+102.1+104.7+104.7+104.7+104.7+102.8+102.8+102.7+102.6+103.3+102.8+102.8+102.2+101.6+101.4+100.8+100.6 = 2661.5 / 26 = 102.37$$

$$104.80 \text{ (F.F.)} + 24.06' \text{ (F.F. TO MID-PNT.)} = 128.86 \text{ (RIDGE ELEVATION)}$$

$$128.86 \text{ (RIDGE ELEV.)} - 102.37 \text{ (AVG. GRADE)} = 26.49' \text{ (BLDG. HGT.)}$$
