

BLOCK 55
LOT 25.01

FRICK DRIVE
EXISTING
CUL-DE-SAC

ACCESS & UTILITY
EASEMENT

#10 FRICK DRIVE
BLOCK 55
LOT 24.01

FRICK ESTATES
SECTION I

BOROUGH OF ALPINE
BOROUGH OF DEMAREST

S 43°35'00" E 178.98'

DRIVEWAY EASEMENT
FOR LOT 1.055
SIDE YARD SETBACK

UTILITY EASEMENT

#6 FRICK DRIVE

BLOCK 120
NEW LOT 1.055

AREA=82,465.14 SF
1.893 Ac.

#14 FRICK DRIVE
BLOCK 55
LOT 23.01

#2 FRICK DRIVE
BLOCK 120
LOT 1.054

N 47°36'46" E 440.71'

SIDE YARD SETBACK

SIDE YARD SETBACK

S 45°43'00" W 444.69'

LIMITS OF TRANSITION AREA
DLUR FILE No. 0200-06-0003.3
FWW080002 (TAW)
DATED 9-15-08.

FRESHWATER WETLANDS/WATERS BOUNDARY
LINE AS VERIFIED BY N.J.D.E.P.
L.O.I. FILE No. 0200-06-0003.3
F.W.W. 060001; DATED 3-08-07.

REAR YARD SETBACK

BOROUGH OF DEMAREST
BOROUGH OF ALPINE

LIMITS OF
S.O.W.

N 42°23'14" W 193.66'
ALPINE COUNTRY CLUB

DEMAREST ZONING NOTES

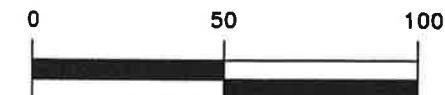
ZONE A

	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	82,465.14 S.F.
MIN. FRONTAGE	200 FT.	0.00 FT. *
MIN. DEPTH	200 FT.	442.70 FT.
MIN. FRONT YARD	50 FT.	
MIN. SIDE YARD	25 FT.	
MIN. REAR YARD	50 FT.	
MAX. COVERAGE	15%	
MAX. LIVABLE FLOOR AREA	22.5%	
MAX. IMPERVIOUS COVERAGE	30%	
MAX. BLDG. HEIGHT	30 FT.	

* VARIANCE GRANTED FOR LOT FRONTAGE;
200 FT. REQUIRED, 0.00 FT. PROVIDED.

GENERAL NOTES

- 1) ELEVATIONS BASED ON NGVD 1929.
- 2) NORTH REFERENCE PER FILE MAP No. 4252.



SCALE: 1"=50'

NO.	REVISIONS	DATE	BY	CHKD
#6 FRICK DRIVE LOT 1.055, BLOCK 120				
FRICK ESTATES - SECTION II				
BOROUGH OF DEMAREST BERGEN COUNTY NEW JERSEY				
APPLICANT: F E ALPINE, INC. 270 SYLVAN AVE. (RT. 9W) ENGLEWOOD CLIFFS, NJ 07632				
DRAWN BY: B.W.		CHKD BY: MJH		
SCALE: 1"=50'		DRAWING NO. 2089.1055		
DATE 11-6-08		REV. -		
HUBSCHMAN ENGINEERING, P.A. ENGINEERS - PLANNERS - SURVEYORS 263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621 201-384-5666				