



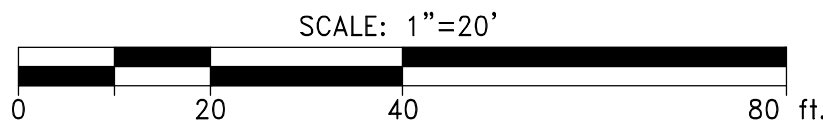
ZONING TABLE			
BLOCK 1303 LOT 2.01			
CITY OF ENGLEWOOD, BERGEN COUNTY, NEW JERSEY			
ZONE: R-A (SINGLE FAMILY RESIDENTIAL)			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	22,000 S.F.	30,090 S.F.	NO CHANGE
MIN. LOT WIDTH	120 FT.	144 FT.	NO CHANGE
MIN. LOT DEPTH	150 FT.	117.40 FT.	NO CHANGE
MIN. FRONT YARD SETBACK	40 FT.	53.2 Ft.	44 Ft.
MIN. SIDE YARD SETBACK	15 FT.	10 Ft.	16.1 Ft.
MIN. REAR YARD SETBACK	50 FT.	28.9 Ft.	50.5 Ft.
MAX. BUILDING HEIGHT	35 Ft / 2.5 Stories	1 Story	2.5 Stories
PLANTING AREA ADJACENT TO EACH SIDE LOT LINE	6 Ft.	10 Ft.	10 Ft.
PLANTING AREA ADJACENT TO EACH REAR LOT LINE	6 Ft.	6 Ft.	6 Ft.
MAX. LOT COVERAGE	18% (3,960 S.F.)	10% (3,000 S.F.)	16.1% (4,854 S.F.)
MAX. IMPERVIOUS COVERAGE	45% (9,900 S.F.)	21.9% (6,579 S.F.)	26.6% (7,999 S.F.)

(E) = EXISTING NON-CONFORMANCE
(V) = VARIANCE REQUESTED

COVERAGE TABLE					
BLOCK 1303 LOT 2.01					
CITY OF ENGLEWOOD, BERGEN COUNTY, NEW JERSEY					
TOTAL LOT AREA	30,090	SF			
ALLOWABLE LOT COVERAGE (18%)	5,416	SF			
ALLOWABLE IMPERVIOUS COVERAGE (45%)	13,541	SF			
Existing Coverages			Proposed Coverages		
Description	Area (SF)	Percentage	Description	Area (SF)	Percentage
Dwelling	2,942		Dwelling	4,740	
Porches	58		Front Porch	114	
Total Building Coverage	3,000	10.0%	Total Building Coverage	4,854	16.1%
Driveway	3,517		Driveway & Front Steps	3,145	
Slate Walkways	62				
Total Impervious Coverage	6,579	21.9%	Total Impervious Coverage	7,999	26.6%
			Increase in Impervious Coverage	1,420	

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON SURVEY BY LAKELAND SURVEYING, DATED 11/7/23.
2. THE LOCATION OF UTILITIES ARE APPROXIMATE. EXACT LOCATIONS SHOULD BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO ANY EXCAVATION.
3. THIS PLAN IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR COVENANTS THAT AN ACCURATE TITLE SEARCH MAY REVEAL.
4. THE INTENTION OF THIS PLAN IS TO SHOW THE DEMOLITION OF AN EXISTING DWELLING AND CONSTRUCTION OF A NEW DWELLING.
5. ALL ROOF LEADERS TO BE TIED INTO PROPOSED DRYWELL AND THERE SHALL BE NO ADVERSE IMPACT ON ADJACENT PROPERTIES.
6. NEW DRIVEWAY APRON, CURB AND SIDEWALK TO BE CONSTRUCTED ALONG COPLEY AVENUE WHERE NECESSARY.
7. REFER TO ARCHITECTURAL PLANS BY JORDAN ROSENBERG ARCHITECTS & ASSOCIATES.
8. NEW CONNECTIONS FOR SANITARY SEWER, GAS, WATER, AND ELECTRIC TO BE INSTALLED.
9. THIS PLAN DOES NOT INCLUDE STAKEOUT OF PROPERTY AND/OR STRUCTURES.
10. INSTALLATION OF STORMWATER MANAGEMENT SYSTEM ARE SUBJECT TO INSPECTION BY TOWNSHIP ENGINEER. INSPECTION REQUESTS SHALL BE MADE AT LEAST 48 HOURS PRIOR TO REQUIRED INSPECTION.
11. DRIVEWAY AND DRIVEWAY CAN ACCOMMODATE 4 VEHICLES WHICH IS MORE THAN REQUIRED FOR PROPOSED 4-BEDROOM DWELLING.
12. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS REGARDING SUBSURFACE CONDITIONS, INCLUDING BUT NOT LIMITED TO SOIL CHARACTERISTICS, AS WELL AS DEPTH TO ROCK AND WATER TABLE. THE DESIGN ENGINEER WAS NOT CONTRACTED TO MAKE ANY SUCH DETERMINATIONS.



6		
5		
4		
3		
2		
1	REV PER HOUSE RE-DESIGN	000624
	REVISION	DATE
		CHKD

PROJ.: 240307
DATE: 4/2/24
CHKD: KO

THIS DRAWING AND ALL INFORMATION
CONTAINED HEREIN IS AUTHORIZED FOR
REPRODUCTION AND USE ONLY IN
CONNECTION WITH THE WORK
FOR WHICH IT WAS
PREPARED. THE WORK
WAS CONTRACTED FOR BY
THE U.S. ARMY
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AND WAS NOT TO BE
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OR MECHANICAL,
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NJ Certificate of Authorization
No. 24C-AJ2828300

Kiersten Osterkorn

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PLOT PLAN FOR
468 LYDECKER STREET
BLOCK 1303, LOT 2.01
CITY OF ENGLEWOOD, BERGEN COUNTY, NEW JERSEY

SHEET No.
1
OF
3