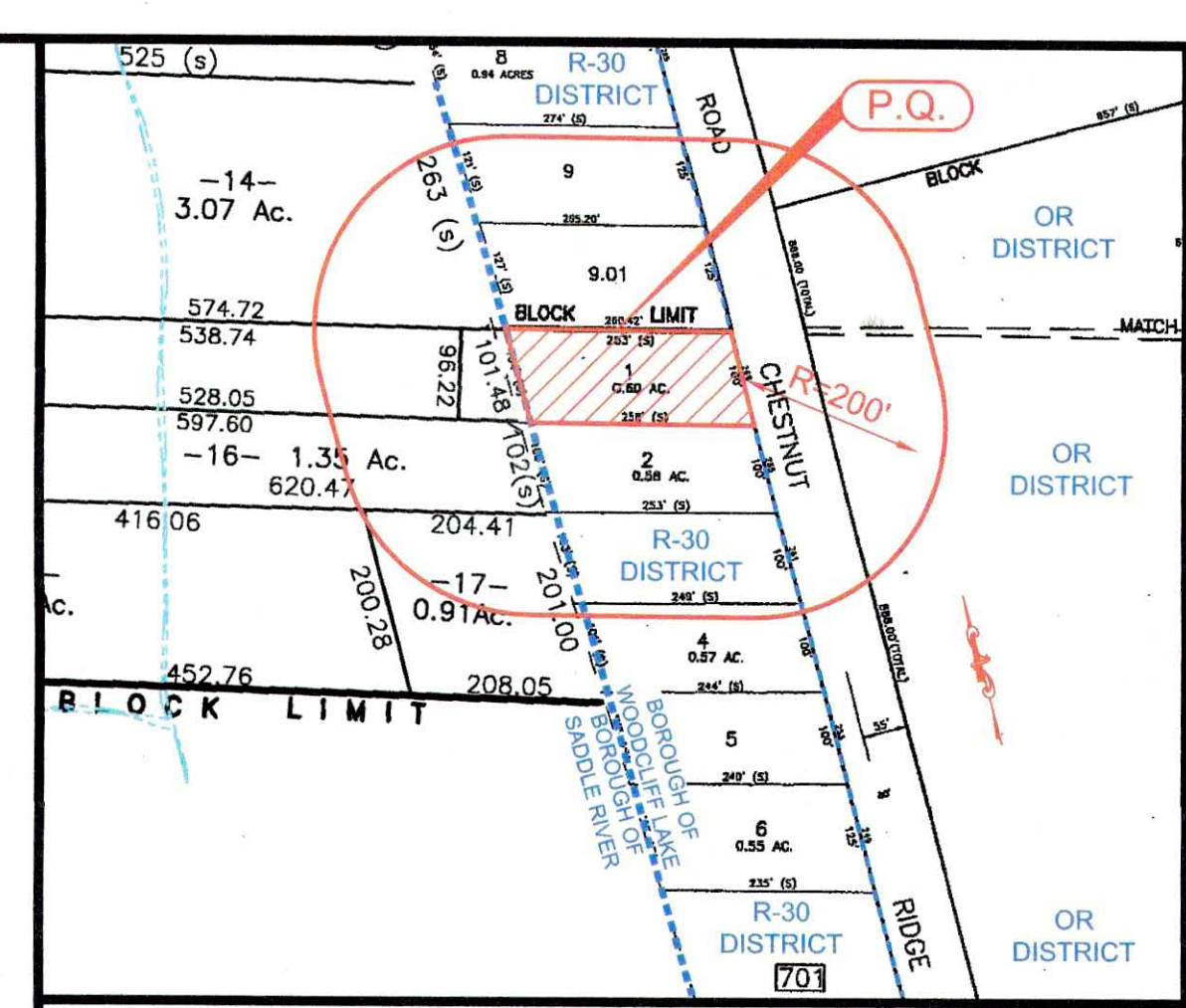


LEGEND	
EXISTING	PROPOSED



NOTES:			
1. PROPERTY KNOWN AS LOT 1 IN BLOCK 701 AS SHOWN ON THE CURRENT TAX MAP SHEET 8, LAST REVISED MARCH 1990, OF THE BOROUGH OF WOODCLIFF LAKE, AND AS LOT 15 IN BLOCK 1202 AS SHOWN ON THE CURRENT TAX MAP SHEET 12, LAST REVISED DECEMBER 2020, OF THE BOROUGH OF SADDLE RIVER.			
PROPERTY OWNER/APPLICANT: YIWEI ZHANG 269 CHESTNUT RIDGE ROAD WOODCLIFF LAKE, NJ 07677			
3. AREA OF ENTIRE PROPERTY: 30,003 S.F. OR 0.6888 AC.			
4. PROPERTY LOCATED IN THE R-30 DISTRICT (RESIDENTIAL ONE-FAMILY)			
5. THE VERTICAL ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.			
6. ZONING DATA:			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	30,000 S.F.	30,003 S.F.	30,003 S.F.
MIN. FRONT YARD	50' 0"	79' 3"	81' 1"
MIN. SIDE YARD - LEFT	20' 0"	17' 8"	19' 3"
MIN. SIDE YARD - RIGHT	20' 0"	18' 4"	19' 3"
MIN. SIDE YARD - BOTH	60' 0"	36' 2"	39' 2"
MIN. REAR YARD	50' 0"	163' 1"	163' 2"
MIN. LOT FRONTAGE	150' 0"	100' 0"	100' 0"
MIN. LOT DEPTH	150' 0"	311' 8"	311' 8"
MAX. LOT COVERAGE	15.0%	9.2%	8.0%
MAX. TOTAL SURFACE COVERAGE	30.0%	23.3%	25.7%
MAX. BLDG. HEIGHT (STORIES)	2.5	1	2
MAX. BLDG. HEIGHT (FEET)	35' 0"	<35' 0"	34' 9"

EXISTING DWELLING = 2,756 S.F. / 30,003 = 9.2% (INCLUDES ROOF EAVES)
PROPOSED DWELLING = 2,414 S.F. / 30,003 = 8.0% (INCLUDES ROOF EAVES)

TOTAL SURFACE COVERAGE CALCULATIONS:

EXISTING

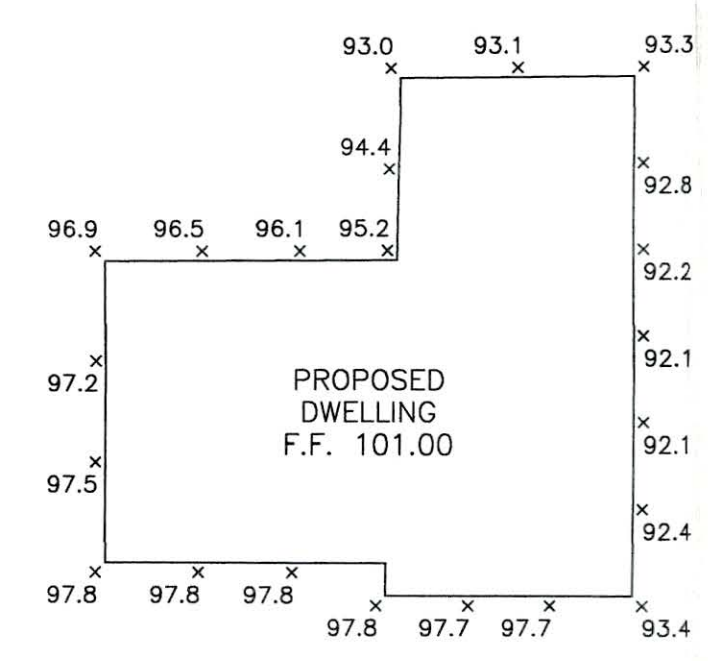
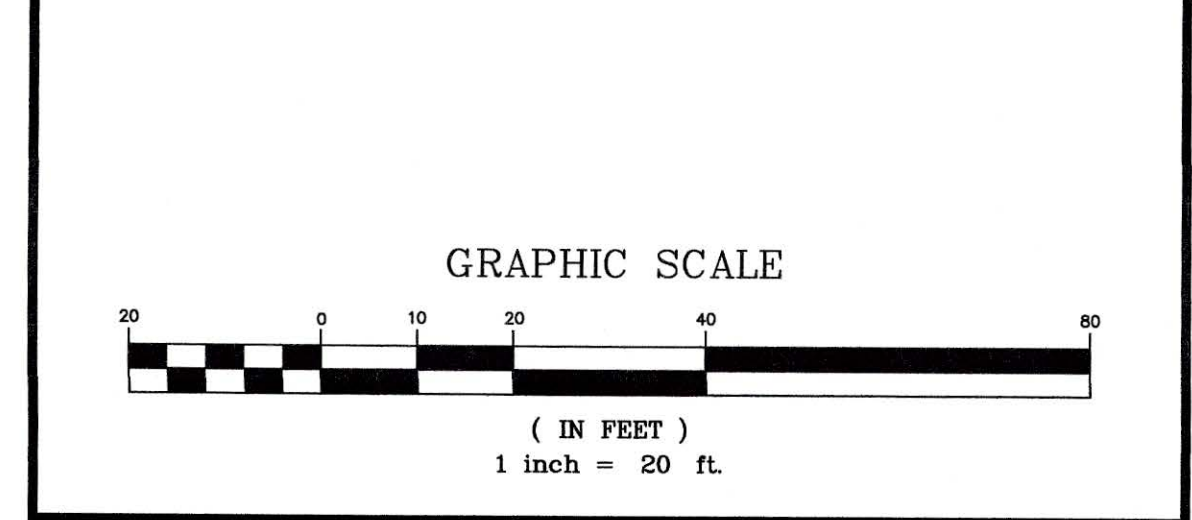
LOT COVERAGE = 2,756 S.F.
DRIVEWAY = 2,239 S.F.
FRONT SLATE WALKWAY = 522 S.F. (INCLUDES STEPS)
SIDE STEPS = 29 S.F.
REAR LANDING = 10 S.F.
REAR CONC. WALKWAY = 67 S.F. (INCLUDES STEPS)
REAR CONCRETE PADS = 24 S.F.
REAR SLATE WALKWAY = 80 S.F.
CONCRETE PATIO = 157 S.F.
GARAGE CONC. APRON = 24 S.F.
5,908 S.F. / 25,306 = 23.3%

PROPOSED

LOT COVERAGE = 2,414 S.F.
DRIVEWAY = 2,538 S.F.
FRONT SLATE WALKWAY = 609 S.F.
FRONT RET. WALLS/STEPS = 56 S.F.
FRONT LANDING = 83 S.F. (INCLUDES STEPS)
REAR LANDING = 24 S.F.
REAR CONC. WALKWAY = 85 S.F. (INCLUDES STEPS)
REAR CONCRETE PADS = 24 S.F.
REAR SLATE WALKWAY = 80 S.F.
CONCRETE PATIO = 157 S.F.
PAVER PATIO = 39 S.F.
GARAGE CONC. APRON = 24 S.F.
6,499 S.F. / 25,306 = 25.7%

9. THERE ARE ZERO (0) TREES PROPOSED TO BE REMOVED AS PART OF THIS PROJECT.

10. APPLICANT GRANTS BOROUGH OFFICIALS AND EMPLOYEES PERMISSIONS TO ENTER PROPERTY FOR THE PURPOSES OF SURVEYS/INSPECTIONS.



BUILDING HEIGHT CALCULATION

92.2+92.8+93.3+93.1+93.0+94.4+95.2+96.1+96.5+96.9+97.2+97.5+97.8+97.8+97.8+97.7+97.7+93.4+92.4+92.1+92.1 = 2,094.6 / 22 = 95.21

101.00 (F.F.) + 29.16' (F.F. TO RIDGE) = 130.16 PROPOSED RIDGE

130.16 (RIDGE) - 95.21 (FINISHED GROUND) = 34.95' PR. BLDG. HEIGHT

Date: 6-25-21Description: Per ApplicantCheck By: PEP

Revisions

SITE PLAN

Prepared For

YIWEI ZHANG

269 CHESTNUT RIDGE ROAD

Block 701 - Lot 1

Borough of Woodcliff Lake

Bergen County New Jersey

Azzolina & Feury Engineering Inc.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
80 Madison Avenue, Paramus, NJ 07652 - (201) 845-5500 - Fax (201) 845-5825
110 Stage Road, Monroes, NY 10950 - (845) 782-6681 - Fax (845) 782-4212

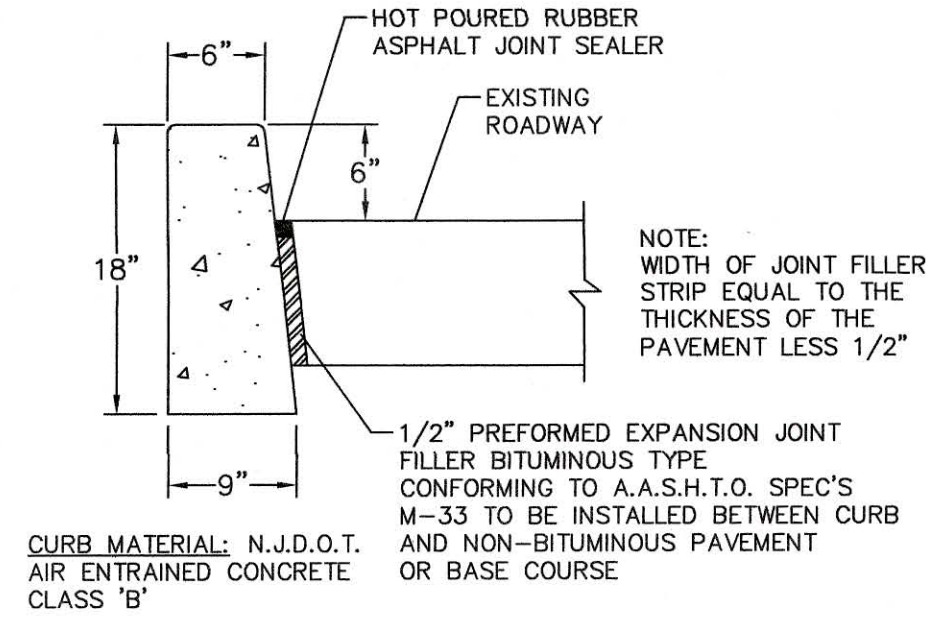
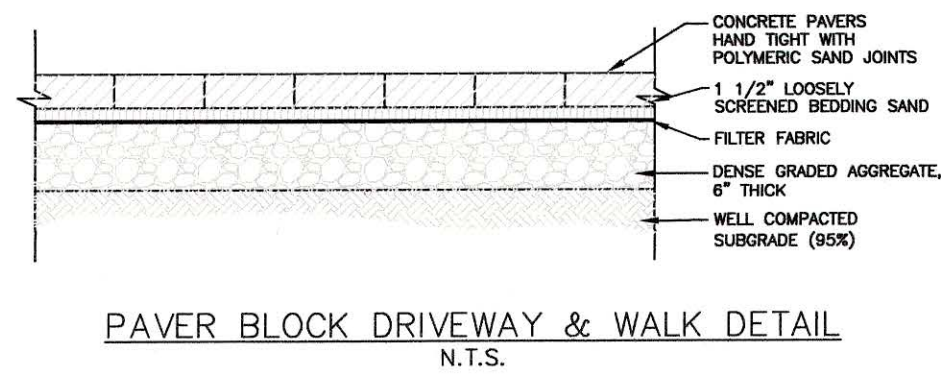
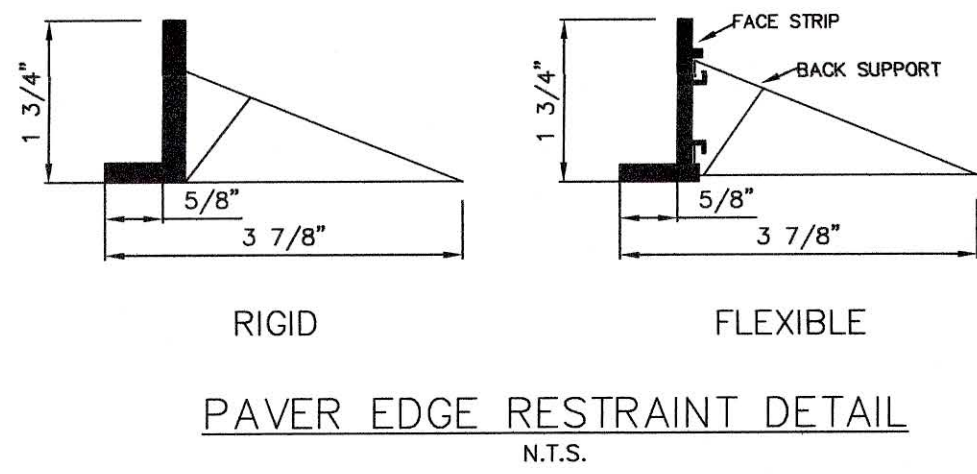
N.J. CERTIFICATE OF AUTHORIZATION
24GA28003600

John A. Loch, P.L.S.
N.J. Lic. No. 358553

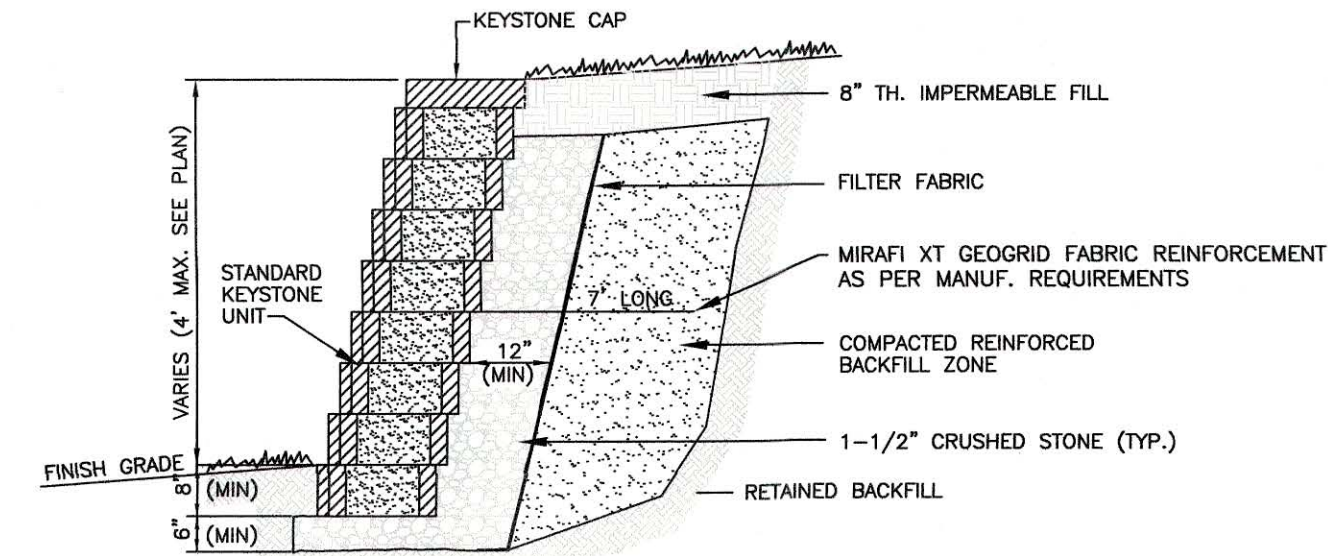
Perry E. Frenzel, P.E.
N.J. Lic. No. 28190

Date: 4-23-21Drawn By: CDDChecked By: PEF

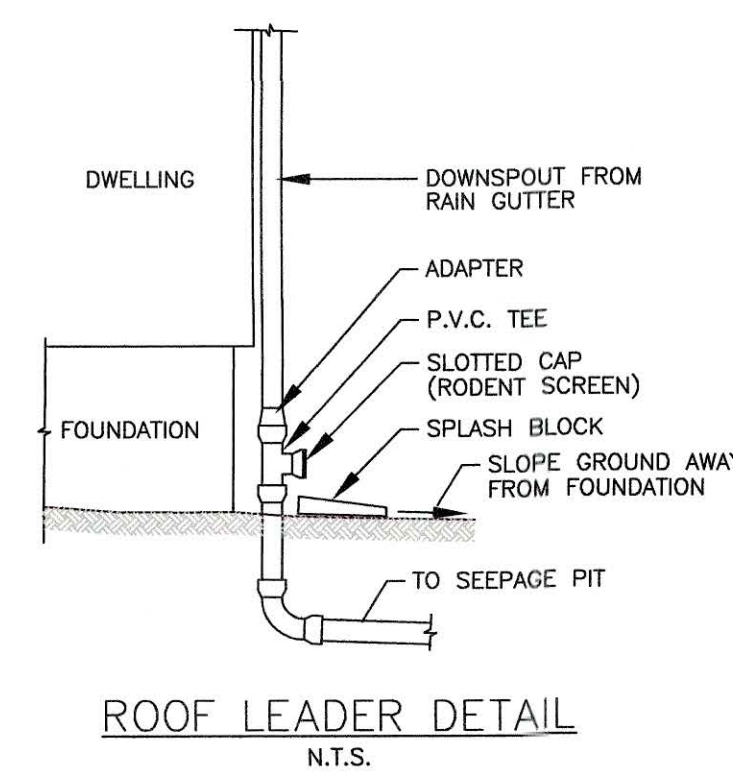
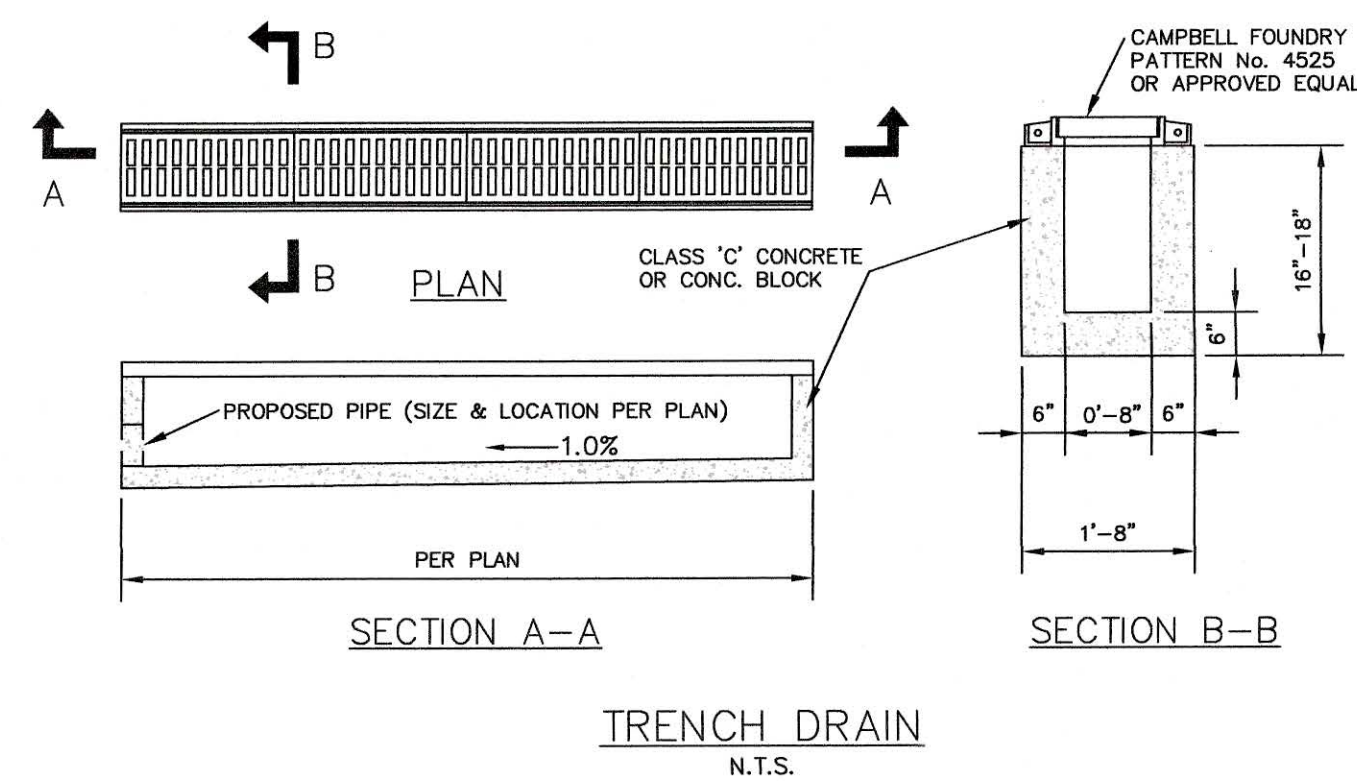
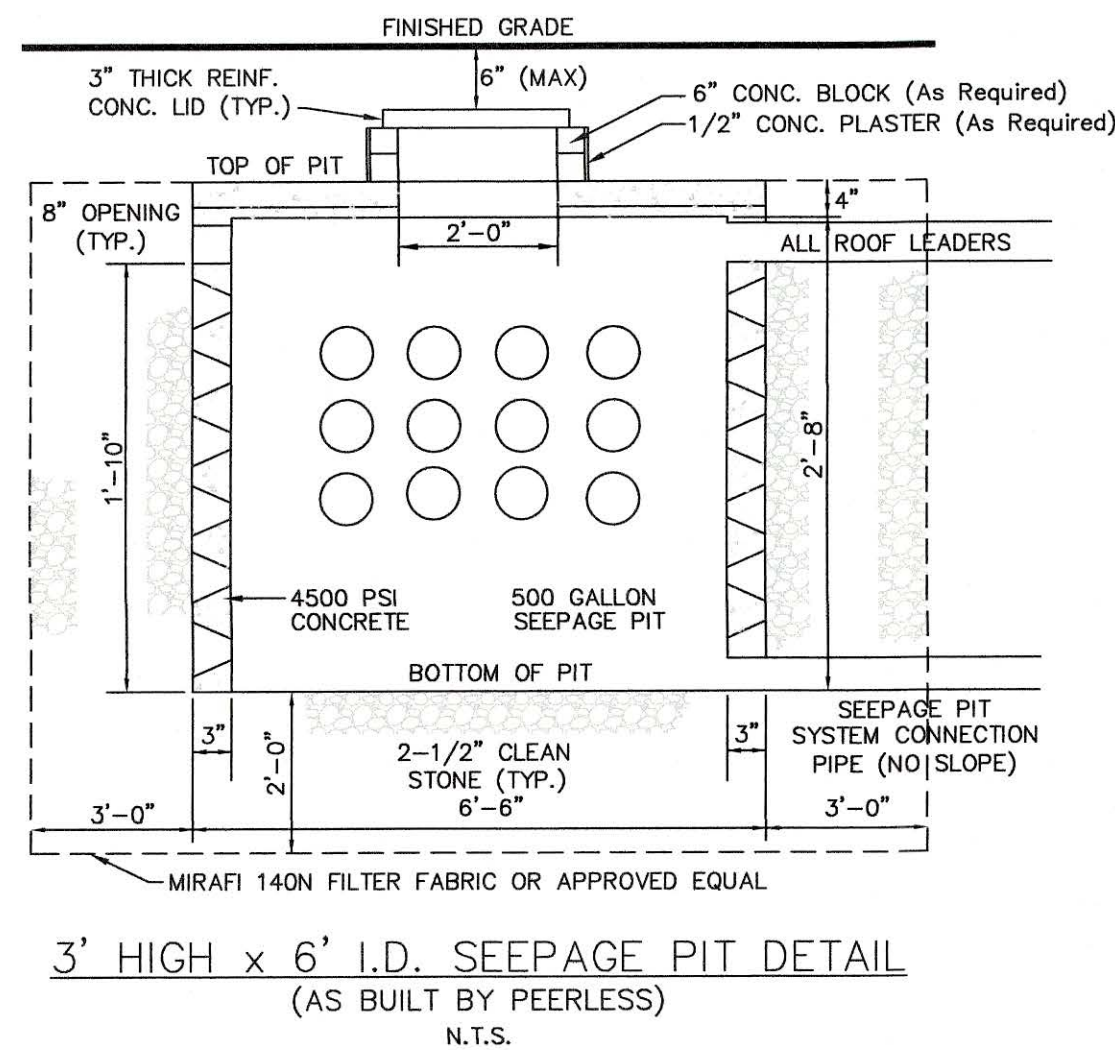
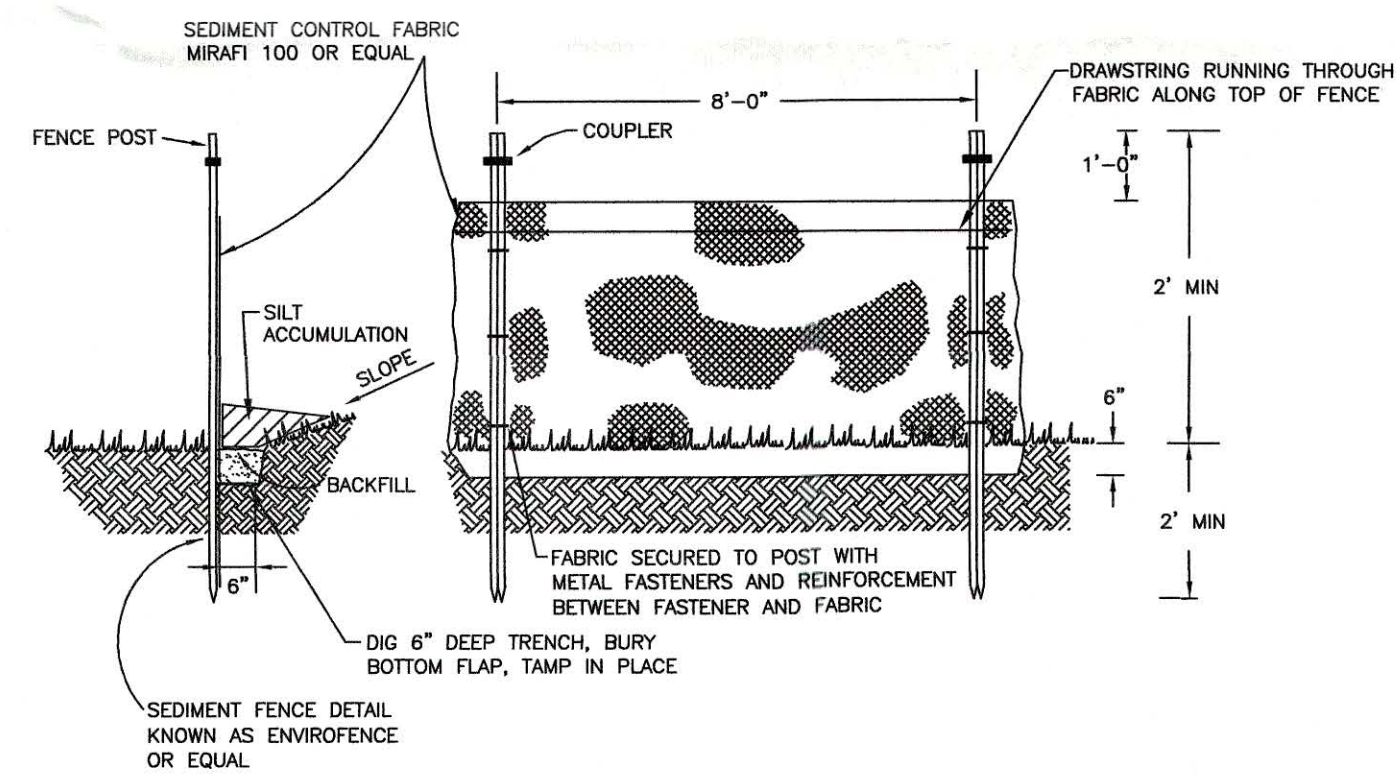
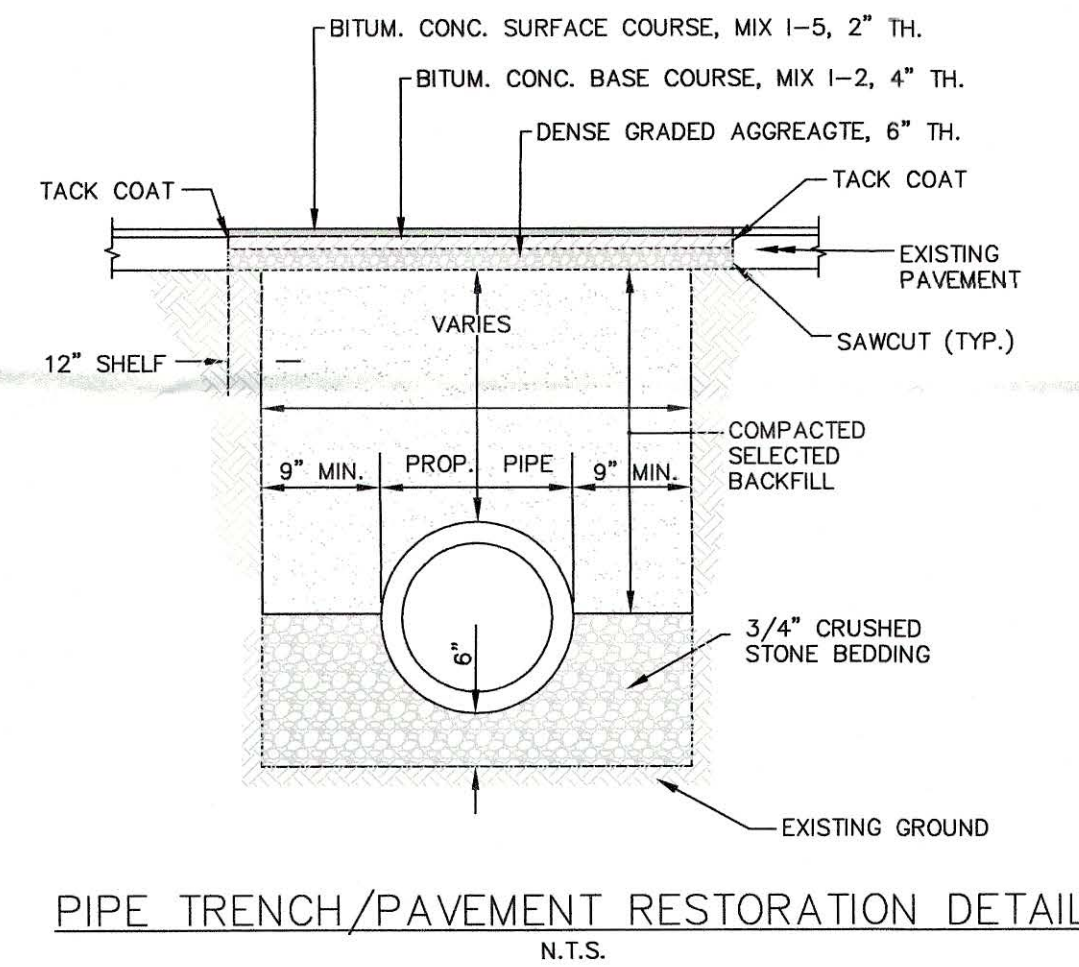
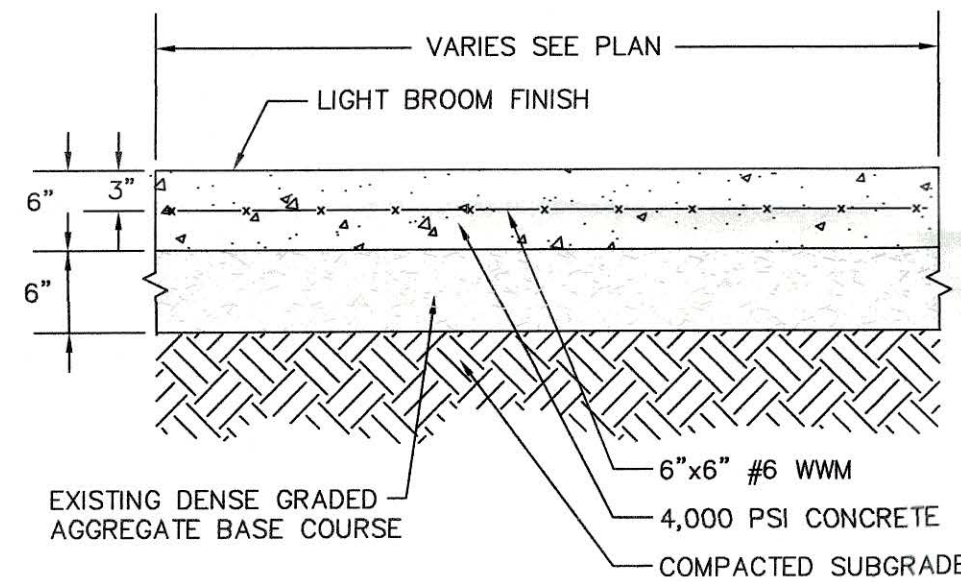
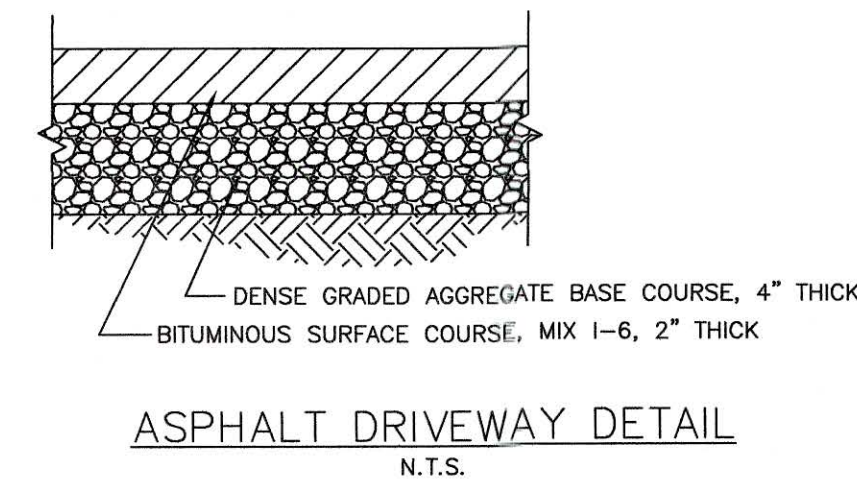
Scale: 1" = 20'Dwg. No. 1 of 2Job No.: 12116



- NOTES:
1. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF A.A.S.H.T.O. SPEC. M-213. RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.
 2. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.



- NOTES:
1. ADDITIONAL DRAINAGE (BACK DRAINS, FOOTING DRAINS, WEEP HOLES, ETC.) TO BE PROVIDED IF REQUIRED BY CONDITIONS FOUND DURING CONSTRUCTION. DETERMINATION TO BE MADE IN THE FIELD BY THE TOWNSHIP ENGINEER.
 2. CONCRETE BLOCKS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 3. EXACT FINISHED GRADES AT RETAINING WALL TO BE ADJUSTED TO MEET FIELD CONDITIONS.



Date: 6-20-21	Description: Per Applicant	Check By: PEF
<p>CONSTRUCTION DETAILS</p> <p>Prepared For</p> <p>YIWEI ZHANG</p> <p>269 CHESTNUT RIDGE ROAD</p> <p>Block 701 - Lot 1</p> <p>Borough of Woodcliff Lake</p> <p>Bergen County New Jersey</p>		
<p>Azzolina & Feury Engineering Inc.</p> <p>PROFESSIONAL ENGINEERS AND LAND SURVEYORS</p> <p>80 Madison Avenue, Paramus, NJ 07652 - (201) 845-8600 - Fax (201) 845-3626</p> <p>110 Stage Road, Monroeville, PA 15146 - (412) 752-5681 - Fax (412) 752-4312</p>		
<p>N.J. CERTIFICATE OF AUTHORIZATION</p> <p>24GA28008600</p> <p><i>Perry E. Frenzel</i></p> <p>Perry E. Frenzel, P.E.</p> <p>N.J. Lic. No. 28190</p>		
Date: 4-23-21	Drawn By: CDD	Checked By: PEF
Scale: Not To Scale	Dwg. No. 2 of 2	Job No.: 12116