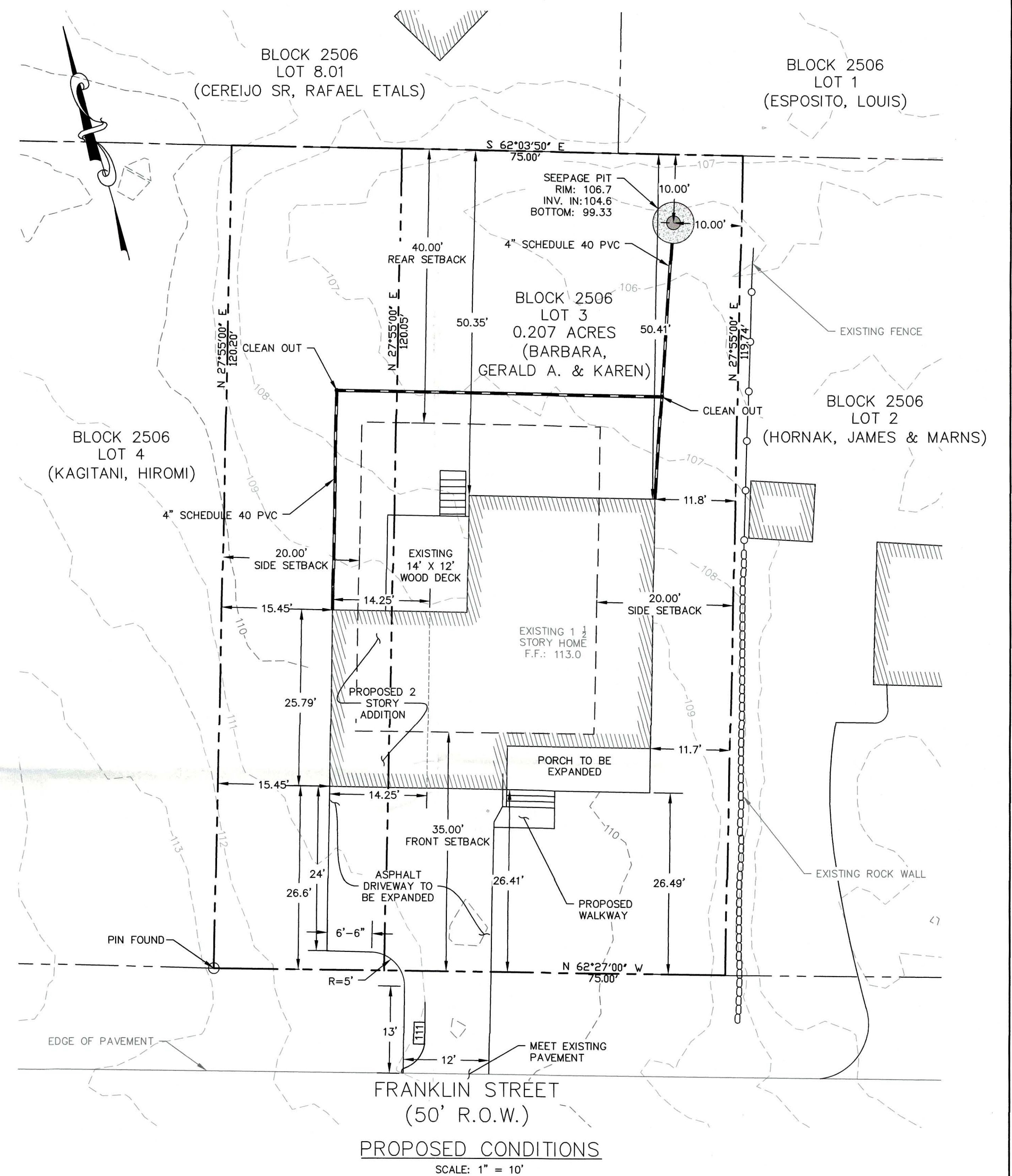
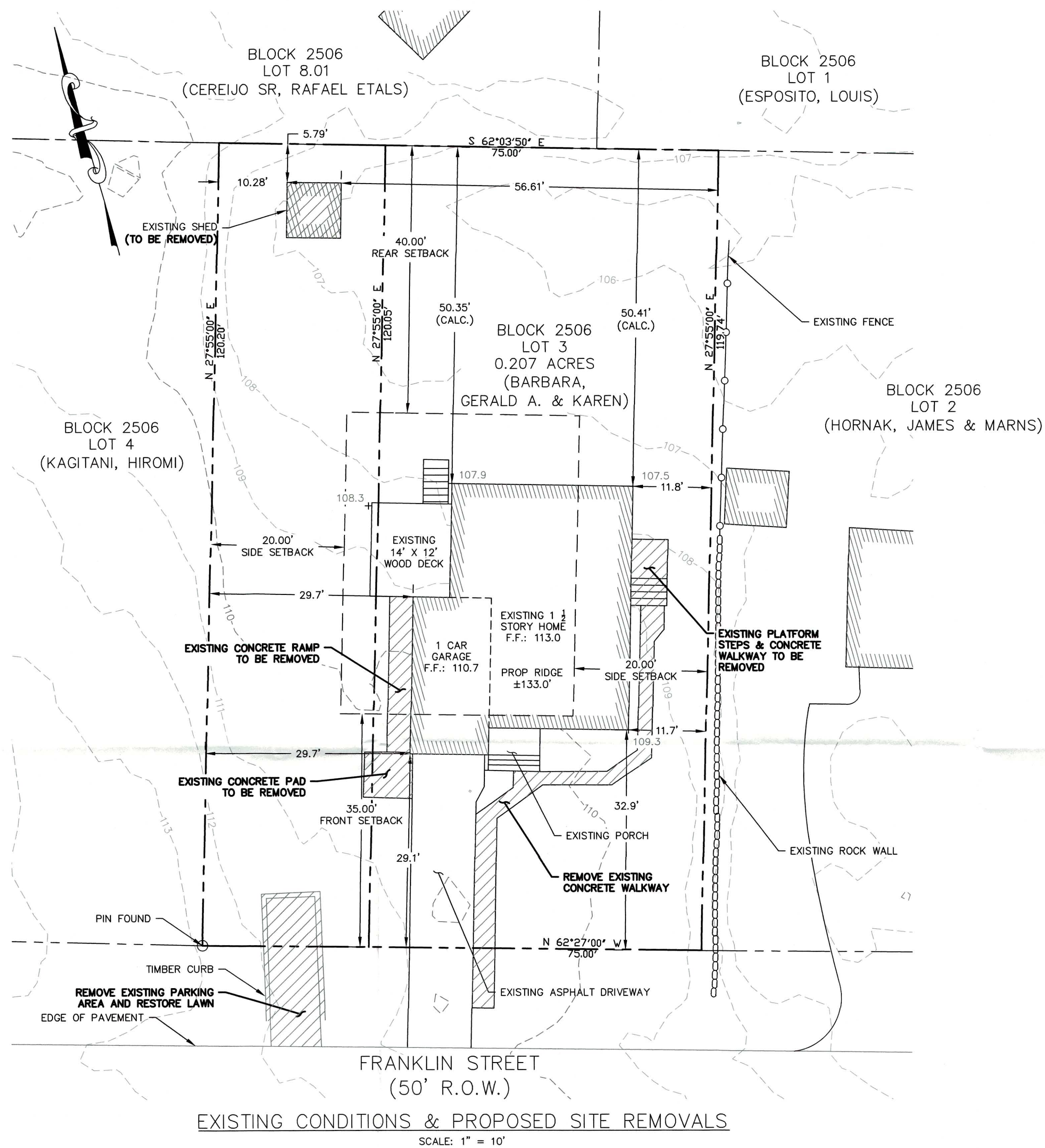


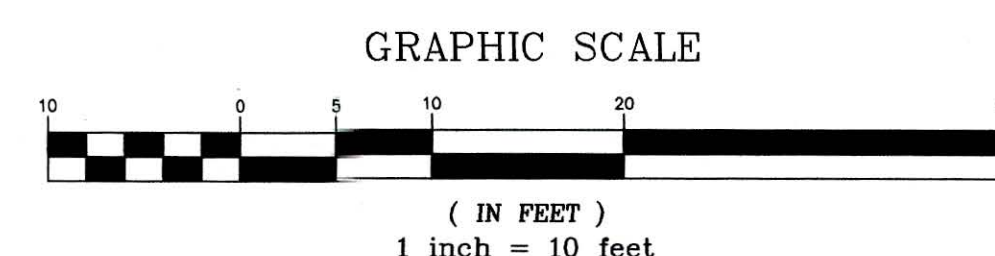


LEGEND:

---	PROPERTY LINE
---	EXISTING CONTOURS
[]	PROPOSED CONTOURS
+109.3	SPOT ELEVATION
[]	ITEM TO BE REMOVED

NOTES:

1. BASEMAP REFERENCES SURVEY PERFORMED BY SCHMIDT SURVEYING ENTITLED "SURVEY OF PROPERTY, TAX LOT 3 - BLOCK 2506, 15 FRANKLIN STREET, BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY" DATED 6/19/14.
2. TOPOGRAPHY OBTAINED FROM USGS LIDAR, AND WAS SUPPLEMENTED WITH FIELD MEASUREMENTS.
3. VERTICAL DATUM IS NAVD 88. TO CONVERT FROM NAVD 88 TO NGVD 29, ADD 0.981 FEET.
4. HORIZONTAL DATUM IS NAD 83.



BLOCK 2506 LOT 3 AS PER TAX MAP

SITE PLAN
BARBARA RESIDENCE
15 FRANKLIN STREET, WOODCLIFF LAKE, N.J.

LAWRENCE M. SIDOTI, P.E.
100 WESTMINSTER PLACE
SADDLE BROOK, N.J. 07663
TEL.: (973) 885-5067

N.J. PROFESSIONAL ENGINEER
No. 41408

SCALE: 1" = 10' DATE: 3/02/21 SHEET 1 OF 2

REVISIONS	
9.13.21	PER MUN. ENG. REVIEW

PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT SITE

BLOCK	LOT	OWNER AND ADDRESS
2501	11	MORRIBESHARA, MOHEB & GHOBREAL, HANI 89 LAMBERT PLACE PARAMUS, NJ 07652
2501	12	UNITED WATER C/O ALTUS GROUP US INC MILL ROAD P.O. BOX 71970 PHOENIX, AZ 85050
2501	13	UNITED WATER C/O ALTUS GROUP US INC WOODCLIFF AVE P.O. BOX 71970 PHOENIX, AZ 85050
2505	1	LAMENDOLA, MARY V 206 PASCACK ROAD WOODCLIFF LAKE, NJ 07677
2505	2	QUIRSFELD, ANNIE ROTSCHKA 10 FRANKLIN STREET WOODCLIFF LAKE, NJ 07677
2505	3	JEONG, HOON JIN & SEONG OK 14 FRANKLIN STREET WOODCLIFF LAKE, NJ 07675
2505	4	PICCIONE, NANCY 16 FRANKLIN STREET WOODCLIFF LAKE, NJ 07677
2505	5	KIMMELL, ZACHARY W ETAL 20 FRANKLIN STREET WOODCLIFF LAKE, NJ 07677
2505	6	UNITED WATER C/O ALTUS GROUP US INC LAKEVIEW TERRACE P.O. BOX 71970 PHOENIX, AZ 85050
2505	7	MCLELLAN, GREGORY & BARBARA 17 LAKEVIEW TERRACE WOODCLIFF LAKE, NJ 07677
2505	9	JONES, STEPHEN J 9 LAKEVIEW TERRACE WOODCLIFF LAKE, NJ 07677
2505	10	O'LEARY, MICHAEL 5 LAKEVIEW TERRACE WOODCLIFF LAKE, NJ 07677
2506	1	ESPOSITO, LOUIS 35 MILL ROAD WOODCLIFF LAKE, NJ 07677
2506	2	HORNIAK, JAMES & MARNIS, SIOBHAN 17 FRANKLIN STREET WOODCLIFF LAKE, NJ 07677
2506	3	BARBARA, GERALD A & KAREN 15 FRANKLIN STREET WOODCLIFF LAKE, NJ 07677
2506	4	KAGITANI, HIROMI 11 FRANKLIN STREET WOODCLIFF LAKE, NJ 07677
2506	5	RADCLIFFE, JAMES E & KATHLEEN A 7 FRANKLIN STREET WOODCLIFF LAKE, NJ 07677
2506	6	PELLICANO, PHILLIP & ULLA-BRIT 212 PASCACK ROAD WOODCLIFF LAKE, NJ 07677
2506	7	KUSALA, RONALD PHILLIP 214 PASCACK ROAD WOODCLIFF LAKE, NJ 07677
2506	8	HAMMALIAN, GILLIAN FAWCETT 218 PASCACK ROAD WOODCLIFF LAKE, NJ 07677
2506	8.01	CEREJO SR, RAFAEL ETALS 47 MILL ROAD WOODCLIFF LAKE, NJ 07677

PUBLIC UTILITIES

OPTIMUM
GENERAL MANAGER
40 POTASH ROAD
OAKLAND, NEW JERSEY 07436

BERGEN COUNTY UTILITIES AUTHORITY
P.O. BOX 9
LITTLE FERRY, NEW JERSEY 07643

SUEZ
89 DE VOE PLACE
HACKENSACK, NEW JERSEY 07601

VERIZON
1 VERIZON WAY
BASKING RIDGE, NEW JERSEY 07926

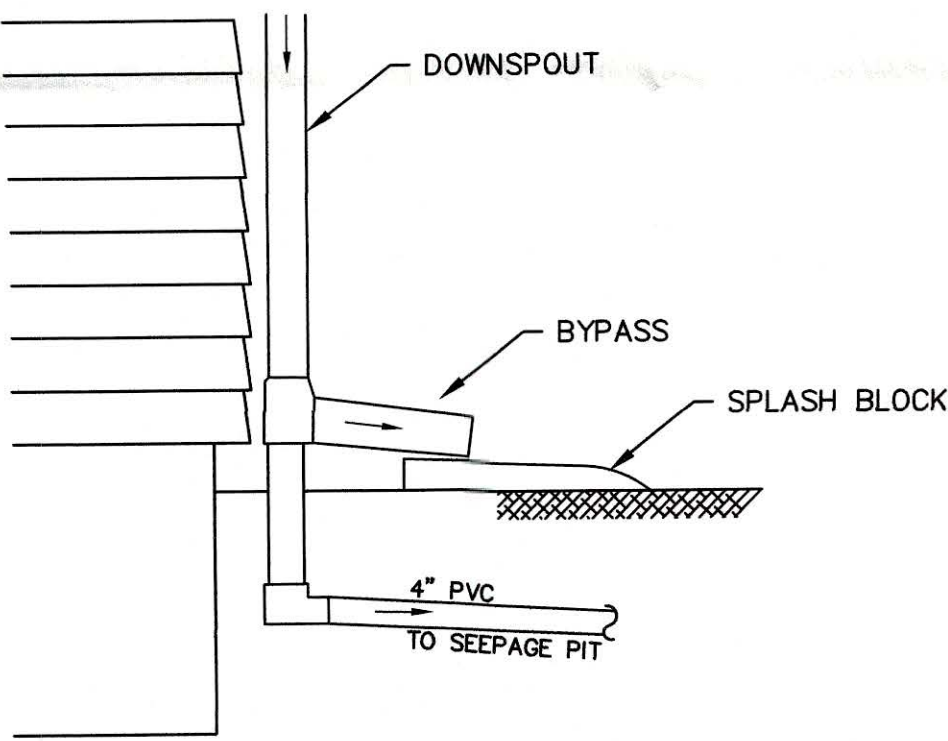
PUBLIC SERVICE ELECTRIC & GAS
CORPORATE SECRETARY
80 PARK PLACE
NEWARK, NEW JERSEY 07101

PARK RIDGE WATER UTILITY
CORPORATE SECRETARY
53 PARK AVENUE
PARK RIDGE, NEW JERSEY 07656

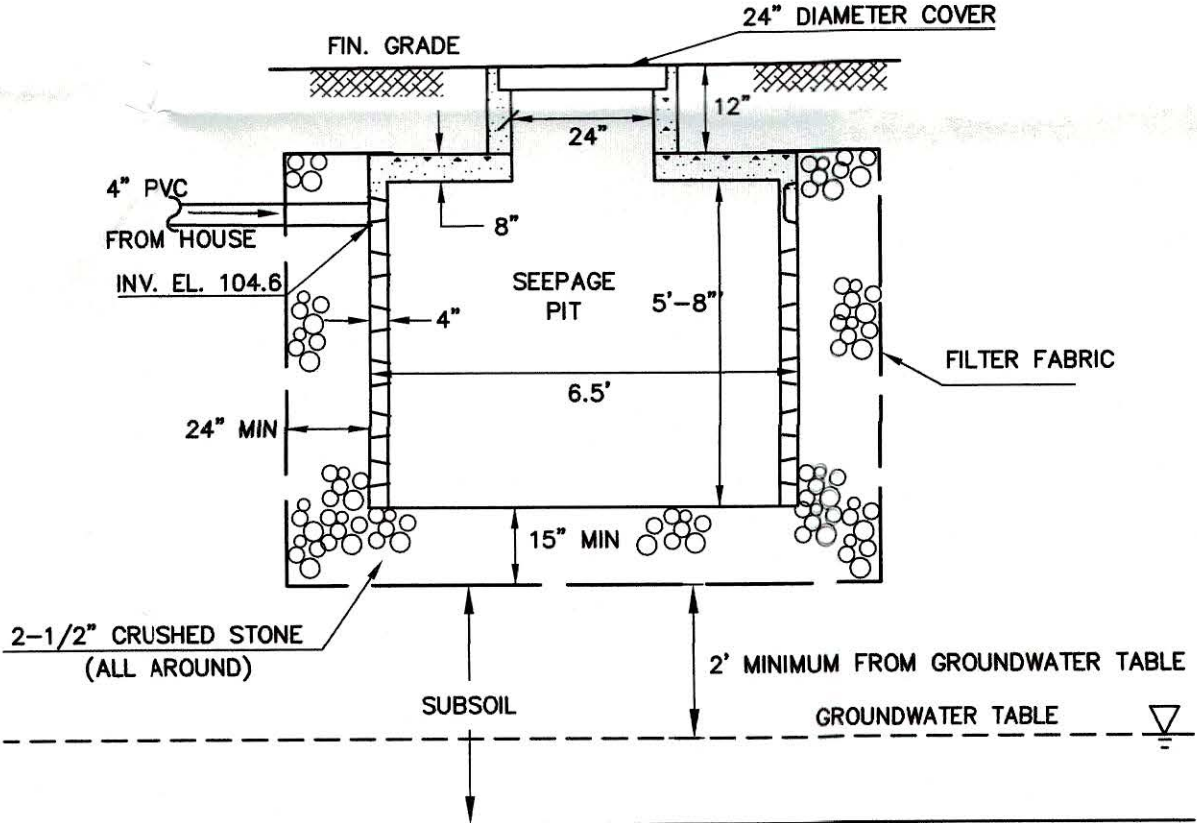
BERGEN COUNTY DEPT. OF PLANNING & ECONOMIC DEVELOPMENT
JOSEPH A. FEMIA, P.E. DIRECTOR & COUNTY ENGINEER
ONE BERGEN PLAZA, 4TH FLOOR
HACKENSACK, NEW JERSEY 07601-7000

ZONING DATA [RESIDENTIAL ONE-FAMILY DISTRICT (R-22.5)]:

ITEM	REQUIRED	EXISTING	PROPOSED	CODE SECTION
MINIMUM LOT SIZE	22,500 SF	8,999 SF	**8,999 SF	380-14B(1)
MINIMUM LOT FRONTAGE	150 FEET	75 FEET	**75 FEET	380-14B(2)
MINIMUM LOT DEPTH		±120 FEET	**±120 FEET	380-14B(3)
MAXIMUM BUILDING COVERAGE	15%	14.7% (1,322 SF)	@ 21.8% (1,964 SF)	380-14B(4)
MAXIMUM TOTAL COVERAGE	30%	21.9% (1,967 SF)	29.0% (2,608 SF)	380-14B(4)
AVERAGE MAXIMUM HEIGHT	33 FEET	24 FEET	24 FEET	380-14B(5)
TOTAL MAXIMUM HEIGHT	35 FEET	24 FEET	24 FEET	380-14B(5)
MINIMUM FRONT YARD	35 FEET	29.1 FEET	@ 26.6 FEET	380-14B(6)(a)
MINIMUM SIDE YARD	20 FEET	11.7 FEET	**11.7 FEET	380-14B(6)(b)[1]
MINIMUM BOTH SIDE YARDS	60 FEET	41.4 FEET	@ 27.15 FEET	380-14B(6)(b)[2]
MINIMUM REAR YARD	40 FEET	50.35 FEET	50.35 FEET	380-14B(6)(c)
MAXIMUM STORIES	2 1/2	1 1/2	2	380-14B(5)
SWIMMING POOLS	20 FEET	N/A	N/A	380-11D(1)
ACCESSORY GARAGES	CODE: SETBACKS	N/A	N/A	380-11B
TOOL & GARDEN SHEDS (200SF)	10 FEET SETBACK	10.28 FEET (64 SF)	N/A	380-11D(2)
CABANAS (100SF)	20 FEET	N/A	N/A	380-11D(1)
@ VARIANCE/DEVIATION FROM ZONING REGULATION REQUIRED				
** EXISTING/NON-CONFORMING CONDITION				



NOTES:
CONTRACTOR TO CONFIRM THAT SEEPAGE PIT HAS A MINIMUM OF 2' OF SEPARATION FROM SEASONAL HIGH GROUNDWATER TABLE. IF THE GROUNDWATER TABLE IS HIGHER THAN ELEVATION 98.8, ENGINEER TO REDESIGN SEEPAGE PIT.

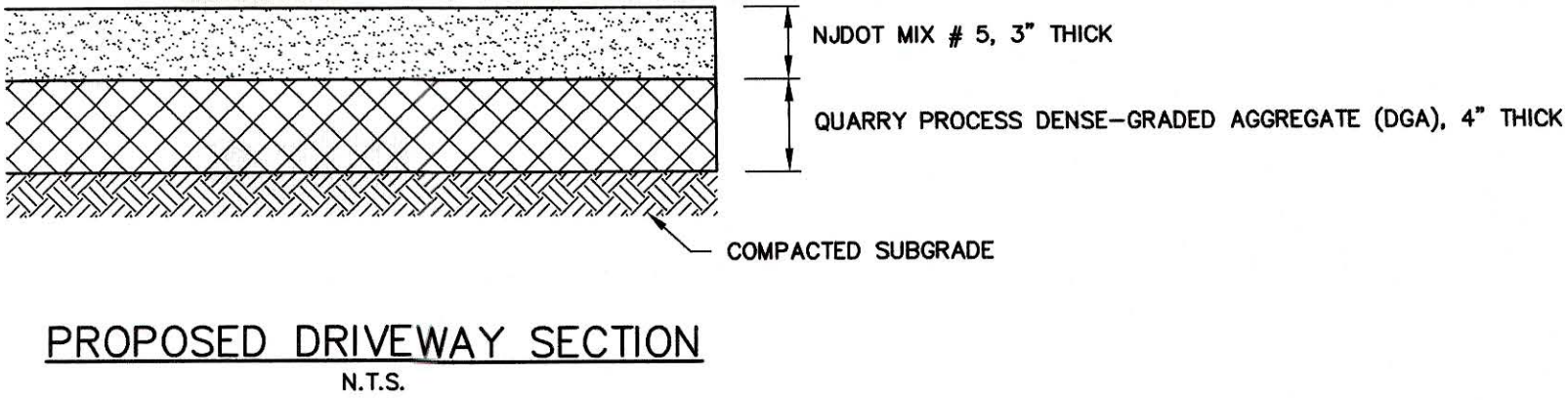


REQUIRED CAPACITY:
CHANGE IN IMPERVIOUS AREA: 2,608 S.F. - 1,967 S.F. = 641 S.F.
DESIGN STORM RAINFALL: 3.00 IN.
VOL. RUNOFF: 641 S.F. x 0.250 FT. = 160 C.F. → 160 x 7.48 GAL/CF = 1,199 GAL.

CAPACITY OF CONC. SEEPAGE PIT:
INTERIOR CAPACITY: 1,133 GAL.
CAPACITY AROUND PERIMETER OF TANK @ 40% VOID RATIO = 399 GAL.
CAPACITY UNDER TANK @ 40% VOID RATIO = 212 GAL.
TOTAL SEEPAGE PIT CAPACITY: 1,745 GAL.

1,745 GAL. > 1,199 GAL.

SEEPAGE PIT DETAIL
N.T.S.



PROPOSED DRIVEWAY SECTION
N.T.S.

BLOCK 2506 LOT 3 AS PER TAX MAP

ZONING AND DETAILS SHEET
BARBARA RESIDENCE
15 FRANKLIN STREET, WOODCLIFF LAKE, N.J.



LAWRENCE M. SIDOTI, P.E.
100 WESTMINSTER PLACE
SADDLE BROOK, N.J. 07663
TEL.: (973) 885-5067

N.J. PROFESSIONAL ENGINEER
No. 41408

SCALE: N.T.S. DATE: 3/02/21 SHEET 2 OF 2

REVISIONS	
9.13.21	PER MUN. ENG. REVIEW