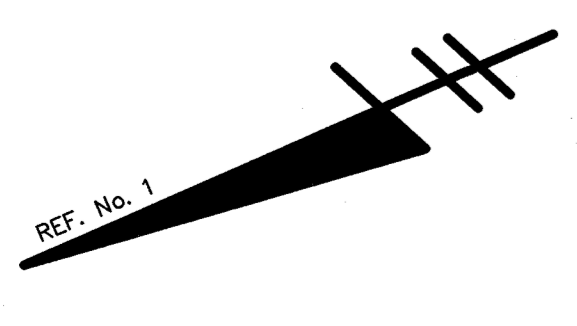


SURVEY NOTES AND REFERENCES:

1. LOT AREA, DIMENSIONS, BOUNDARIES AND METERS, MONUMENTS AND TYPICAL SURVEY, BLOCK 1501, LOT 21, ALLENDALE, BERGEN COUNTY, NEW JERSEY.
2. ELEVATIONS SHOWN IN WAD 1988 DATUM.



KEY MAP
SCALE: 1" = 200'

NOTES:

1. PROPERTY KNOWN AND DESIGNATED AS LOT 21 IN BLOCK 1501 AS SHOWN ON THE CURRENT TAX MAP OF THE BOROUGH OF ALLENDALE.
2. APPLICANT: JDR PROPERTY EXPERTS LLC
OWNER: ROBERT & JANICE CLARE
MUNICIPALITY: ALLENDALE, NJ 07001
3. PROPERTY LOCATED IN THE "AA" ZONE (RESIDENCE DISTRICT)
4. ZONING: AAA RESIDENTIAL ZONE DISTRICT

CRITERIA	REQUIRED	PROPOSED
MIN. LOT AREA (SQ. FT.)	40,000	22,598
MIN. LOT WIDTH (FT.)	125	103
MIN. LOT DEPTH (FT.)	125	127.5
MAX. F.A.R. (%)	VARIES	2.1
MAX. FLOOR AREA (S.F.)	VARIES	4,773
MIN. FRONT YARD (S.F.)	50	54
MIN. FRONT YARD (NORTH E)	50	54
MIN. REAR YARD (SOUTH E)	38.50	54
MIN. BUILDING HEIGHT (FT.)	2 1/2	2 1/2
MIN. BUILDING HEIGHT (SOUTH E)	35	35
MIN. FRONT SETBACK (FT.)	60 x 50	23 x 119
MIN. DEPTH (FT.)		57 x 140

ⓐ DENOTES VARIANCE REQUIRED

① MAX. % IMPERVIOUS COVERAGE ALLOWED = 55
② MAX. % IMPERVIOUS COVERAGE ALLOWED = 55
③ MAX. ALLOWED LOT 21.01 = 36.68 (6,286 S.F.) MAX. ALLOWED LOT 21.02 = 31.658 (6,557 S.F.)
④ EDGE LOT 21.01 91.80 S.F. / 40.8% MAX. ALLOWED LOT 21.02 12,300 S.F. / 40.7% (INCLUDES SHARED DRIVE)
⑤ DRIVE COVERAGE = 7145.97 S.F. / 26.2% W/O DRIVE COVERAGE = 6389.57 S.F. / 24.6% W/O DRIVE

⑥ F.A.R. = 25.00002 (LOT AREA 10,000) ZONING TABLE REPRESENTS MAXIMUM ALLOWED.
⑦ MAX. LOT 21.01 = 22,485 (5,079 S.F.) MAX. LOT 21.02 = 20,986 (6,330 S.F.)
⑧ REQUIRED SIDE YARD: PROP. (6,221 S.F.)

⑨ FOR HOUSE OVER 5,000 S.F. = 40 FT. (LOT 21.02)
FOR HOUSE OVER 3,000 S.F. = 0.008 x GROSS F.A. = ±38.2 FT. (LOT 21.01)

⑩ SEE ARCHITECTURAL PLAN FOR HEIGHT AND HOUSE ELEVATIONS.

11. TOTAL AREA OF TRACT TO BE SUBDIVIDED = 52,789 S.F. OF 1.21 ACRES.
12. LOT COVERAGES:
EXISTING IMPERVIOUS AREA (S.F.) = 6,330 S.F. (0.159 AC.)
PROPOSED IMPERVIOUS AREA (S.F.) = 23,800 S.F. (0.546 AC.)
PROPOSED INCREASE IN IMPERVIOUS AREA (S.F.) = 16,870 S.F. (0.387 AC.)

13. LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS. IF THERE ARE ANY DISCREPANCIES BETWEEN THE UTILITIES SHOWN ON THIS PLAN AND THE RECORD DRAWINGS, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. CONTRACTOR SHALL INCLUDE BUT NOT BE LIMITED TO LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND ALL NECESSARY OFFSETS AND PROTECTIVE STRUCTURES. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND COMPLETION OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE BY THE OWNER AND THE BUREAU OF ENGINEERING AND SURVEYING. CONTRACTOR SHALL PROVIDE ALL NECESSARY FINISHES MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.

14. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE BOROUGH OF ALLENDALE AND BERGEN COUNTY AS APPLICABLE.

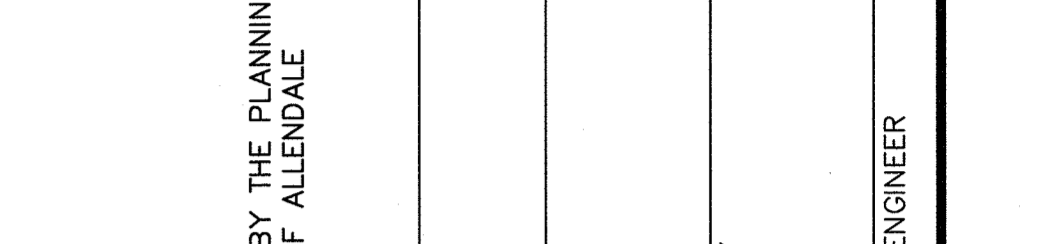
15. OTHER THAN SHOWN HEREON, THIS OFFICE KNOWS OF NO OTHER DEED RESTRICTIONS, EXCEPTIONS OR COVENANTS AFFECTING THIS PROPERTY.

16. ALL READ, DISSEAS, AND/OR HAZARDOUS TREES, SHRUBS AND/OR VINES ARE TO BE REMOVED AS RECOMMENDED BY THE BOROUGH OF ALLENDALE.
17. TRIMMED OR CAUSE SURFACE FLOW TO ADJACENT PROPERTIES.

18. LAYOUT OF HOUSES, DRIVEWAYS, PATIOS AND WALKWAYS ON EACH LOT IS ONLY CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. INDIVIDUAL LOT PLANS SHALL BE PREPARED BY THE BUREAU OF ENGINEERING AND SURVEYING FOR APPROVAL PRIOR TO CONSTRUCTION.

19. ANY EXISTING WELLS ON THE PROPERTY MUST BE PROPERLY ABANDONED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH THE REGULATIONS OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION.

5-8-21	REVISED LAYOUT	PL
11-21	DETAILS	PL
12-21	DESIGN	PL



MINOR SUBDIVISION PLAN
JDR PROPERTY EXPERTS LLC
BLOCK 1501 LOT 21
ALLENDALE BERGEN COUNTY NEW JERSEY

LAPATKA ASSOCIATES, INC.
12 ROUTE 17 NORTH, SUITE 230
PAOLI, PENNSYLVANIA 19382
(610) 387-6800
E.N.E. ARCHITECTS - LANDSCAPE ARCHITECTS - PLANNERS & DESIGNERS

ALEXANDER J. LAPATKA
JEFFREY H. KLEINE
P.E. 28218
PROFESSIONAL ENGINEER

PL	SCALE	DATE	SHEET NO.	PROJECT NO.
	1" = 200'	12-3-20	1 of 3	20-135

APPROVED BY THE PLANNING BOARD OF THE
BOROUGH OF ALLENDALE

DATE: _____
CHAIRMAN: _____
SECRETARY: _____
BOROUGH ENGINEER: _____

APPROVED BY THE COUNTY PLANNING BOARD
County of Bergen, New Jersey

ATTESTED TO BY: _____ DATE: _____