SURVEY NOTES AND REFERENCES:

1. SURVEY INFORMATION SHOWN, TAKEN FROM A CERTAIN MAP MAP ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY, BLOCK 1501, LOT 21, ALLENDALE, BERGEN COUNTY, NEW JERSEY", AS PREPARED BY LAPATKA ASSOCIATES, INC. DATED 6-23-20.
2. ELEVATIONS SHOWN IN NAVD 1988 DATUM.

REF. MAP 1

S66°47'47"E 240.07' (M&S)

137.07'

103.0'

PROPOSED LOT 21.01

PROPOSED LOT 21.02

PROPOSED VARIABLE WIDTH ACCESS EASEMENT

PROPOSED SHARED ACCESS DRIVEWAY

EASEMENT (P.O.B.)

PROPOSED SUBDIVISION LINE

S18°38'12"W 220.34'

S18°38'12"W 219.37'

N18°42'28"E 221.61'

137.11'

N67°20'W 240.11'

(240.05') – DEED

103.0'

PROPOSED DWELLING

PROPOSED PATIO

PROPOSED POOL

PROPOSED CABANA

PROPOSED EGRESS WELL

PROPOSED RAISED PATIO

DOOR TO BASEMENT

PROPOSED MACADAM DRIVE

PROP. PAVER WALK (TYP.)

PROP. MACADAM

PROP. GATE HOUSE

PROP. 5' ESTATE FENCE (TYP.)

PROP. SLIDING GATE

PROP. GENERATOR (LOCATION APPROX.)

PROP. OH

PROP. O.H.

PROP. C.O.

PROPOSED EGRESS WELL

PROPOSED PATIO

PROPOSED BATHROOM

PROPOSED GAZEBO

PROP. GENERATOR (LOCATION APPROX.)

PROP. LIGHT POST (TYP.)

PROP. EDGE OF PAVEMENT

PROP. PAVER WALK TO MATCH EXIST. MASONRY WALL (SEE DETAIL)

50' FRONT YARD

50' REAR YARD

40' REQ'D SIDE YARD

23'(O.H.)

25'(BLDG.)

BLOCK 1501 LOT 21

BLOCK 1501 LOT 25

BLOCK 1501 LOT 24

BLOCK 1501 LOT 23

BLOCK 1501 LOT 19

BLOCK 1501 LOT 22

BLOCK 1501 LOT 20

BLOCK 168 LOT 17

BLOCK 168 LOT 18

ADJ. DWLG.

ADJ. GAR.

MH #1003 "POSSIBLE BURRIED"

MH #1004 "POSSIBLE BURRIED"

MH #375 RIM 307.80 INV. 301.03

MH #755 RIM 301.01 INV. 294.45(NW) INV. 310.36(SE)

MH #756 RIM 302.33 INV. 296.40(SE) INV. 296.60(SW) INV. 296.42(NW)

CB #693 HD 305.52 OR 304.80 INV. 301.52

CB #696 HD 305.09 OR 304.49 INV. 300.95(NE) INV. 300.10(SE)

CB #756 HD 307.58 OR 305.91 INV. 298.18(NW,SE)

MH #786 RIM 289.92 INV. 282.93(NW) INV. 282.43(SW)

CB #767 HD 290.23 OR 286.53 INV. 285.99(NW) INV. 285.01(E)

MH #241 RIM 291.82 INV. 285.37

MH #250 RIM 291.55

MH #251 RIM 290.61

WEST CRESCENT AVENUE

DANA DRIVE (50' WIDE)

FINAL SUBDIVISION MAP – CRESCENT ACRES (F.M. #7529)

BOROUGH OF ALLENDALE

BOROUGH OF WALDWICK

STONE PIER

STONE APRON

POST & RAIL FENCE

C.L. FENCE

R.R. TIE WALL

MACADAM DRIVE

ROCK PLANTER

CONC. WALK

STONE PLANTER

ROCK WALL

PVC FENCE

BRICK PATIO

STONE WELL W/ ROOF

SIGN "NO DOG LITTER"

SIGN PEDESTRIAN CROSSING "AHEAD"

SIGN SCHOOL SPEED LIMIT 25 WHEN FLASHING

TEL. RISER

CABLE RISER

TRANSFORMER

VERIZON BOX

L.P.

B.B. HOOP

GUY

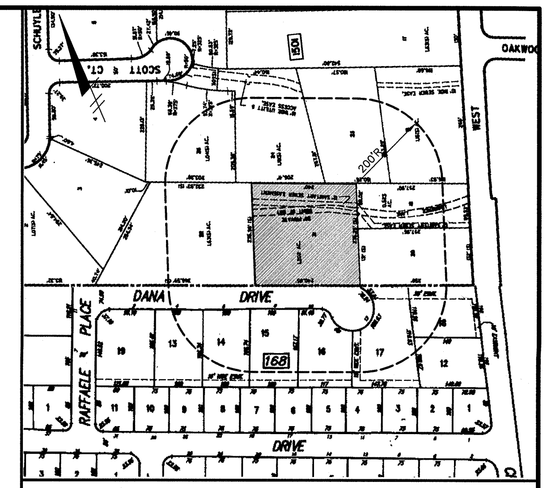
UP #20333

UP #20625

UP #20633

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/OWNER:
3. PROPERTY LOCATED IN THE "AAA" ZONE (RESIDENCE DISTRICT)
4. ZONING: AAA RESIDENTIAL ZONE DISTRICT

CRITERIA:	REQUIRED	PROPOSED LOT 21.01	PROPOSED LOT 21.02
MIN. LOT AREA (SF)	40,000	22,589 (V)	30,200 (V)
MIN. LOT WIDTH (FT.)	120	103 (V)	137.8 (V)
MAX. IMPERVIOUS COVERAGE (%)	VARIES (1)	44.7 (1)(V)	45.4 (1)(V)
MAX. F.A.R. (%)	VARIES (2)	22.1	20.6
MAX. FLOOR AREA (S.F.)	VARIES (2)	5,058	6,221
MIN. FRONT YARD	50	73	92
MIN. SIDE YARD (FT.)	40 (3)	25/28 (V)	25/40 (V)
MIN. REAR YARD (FT.)	50	55	65
MAX. BUILDING HEIGHT (STY)	2 1/2	2 1/2	2 1/2
(FT.)	35	35	35 (4)
MIN. BUILDABLE AREA WIDTH FT. x DEPTH FT.	60 x 50	23 x 119 (V)	57 x 140 (V)
ACCESSORY STRUCTURE LOCATED IN HALF OF THE LOT DEPTH CLOSER TO STREET	NOT PERMITTED	PROP. (V)	PROP. (V)
ACCESS STRUCTURE SETBACK TO R (FT.)	6	6	15
POOL LOCATED WITHIN FRONT YARD OF DANA DRIVE	NOT PERMITTED	PROP. (V)	PROP. (V)
MAX. FENCE HEIGHT (FT.)	5	5	5

(V) DENOTES VARIANCE REQUIRED

(1) MAX. % IMPERVIOUS COVERAGE ALLOWED = 55 / VLOT AREA –ZONING TABLE REPRESENTS MAXIMUM ALLOWED.

MAX. ALLOWED LOT 21.01= 36.6% (8,266 S.F.) MAX. ALLOWED LOT 21.02= 31.65% (9,557 S.F.)
PROP. LOT 21.01 10,100 S.F./44.7% PROP. LOT 21.02 13,700 S.F./45.4%
(INCLUDES SHARED DRIVE) (INCLUDES SHARED DRIVE)
COVERAGE = 8,435 SF/37.3% W/O DRIVE COVERAGE = 9,700 SF/32.1% W/O DRIVE

(2) F.A.R.= 25–0.0002 (LOT AREA–10,000)–ZONING TABLE REPRESENTS MAXIMUM ALLOWED.
MAX. LOT 21.01= 22.48% (5,078 S.F.) MAX. LOT 21.02= 20.96% (6,330 S.F.)

(3) REQUIRED SIDE YARD:
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. = ±40 FT. (LOT 21.01)

(4) SEE ARCHITECTURAL PLAN FOR HEIGHT AND HOUSE ELEVATIONS

5. TOTAL AREA OF TRACT TO BE SUBDIVIDED = 52,789 S.F. or 1.21 ACRES.
6. LOT COVERAGE SUMMARY:
EXISTING IMPERVIOUS AREA (S.F.) = 6,930 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.)

* ±10,050 SF LOT 21.01 (±1,665 S.F. SHARED ACCESS DRIVEWAY)
±13,700 SF LOT 21.02 (±4,040 S.F. SHARED ACCESS DRIVEWAY)
24,100 SF TOTAL (ONLY ESTIMATE, SUBJECT TO PLOT PLANS FOR EACH LOT PRIOR TO CONSTRUCTION)

7. LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS. IF THERE ARE ANY CONFLICTS WITH THIS PLAN, THE ENGINEER / ARCHITECT SHALL BE NOTIFIED BEFORE COMMENCING CONSTRUCTION. CONTRACTOR'S INVESTIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND CLEARANCE AT CROSSINGS. TEST HOLES MAY BE NECESSARY. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF THIS PLAN, CONDITIONS, AND CONSEQUENCES THEREOF. RESULTS OF FINDINGS MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.
8. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE BOROUGH OF ALLENDALE AND BERGEN COUNTY AS APPLICABLE.
9. OTHER THAN SHOWN HEREON, THIS OFFICE KNOWS OF NO OTHER DEED RESTRICTIONS, EXCEPTIONS OR COVENANTS AFFECTING THIS PROPERTY.
10. ALL DEAD, DISEASED, AND/OR HAZARDOUS TREES, SHRUBS AND/OR VINES ARE TO BE REMOVED AS RECOMMENDED BY THE BOROUGH OF ALLENDALE.
11. FINAL GRADING OF PROPERTY MUST ENSURE THAT STORMWATER DOES NOT GET TRAPPED OR CAUSE SURFACE FLOW TO ADJOINING PROPERTIES.
12. LAYOUT OF HOUSES, DRIVEWAYS, PATIOS AND WALKWAYS ON EACH LOT IS ONLY CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. INDIVIDUAL LOT PLOT PLANS ARE TO BE SUBMITTED TO THE BOROUGH ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
13. 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.

DATE	REVISION	BY
1-11-21	DETAILS	PL

0 10 20 40 60 80
GRAPHIC SCALE

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

ATTESTED TO BY: DATE:

APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF ALLENDALE

DATE

CHAIRMAN

SECRETARY

BOROUGH ENGINEER

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
PARAMUS, N.J. 07652
(201) 587-1600
(CERT. OF AUTH. 24GA27942100)
ENGINEERS – LANDSCAPE ARCHITECTS – SURVEYORS

ALEXANDER J. LAPATKA P.E. 28218 PROFESSIONAL ENGINEER
JEFFREY H. KLEINE L.S. 35848 PROFESSIONAL LAND SURVEYOR

DRAWN	CHECKED	SCALE	DATE	SHEET No.	PROJECT No.
PL		1"=20'	12-3-20	1 of 3	20-135

FILE\VERSION-3\B-1501-21-C-D-E-ALAND_RAI-X-CRESCENT AVE, ALLENDALE\DRAWINGS\B-1501-21-SD-01_SUBDIVISION PLAN_REV 2021-01-11.DWG Tab: Minor Sub (1) BY:ADAM 2D/3D:ADAM XCHANGE:XDGPLS PLOT DATE:2021-1-12 11:01 AM SIZE:36" (Date: X) PETE2:2019-1-5.stb