



ZONING NOTES

REQUIREMENT	PROVIDED
MIN. LOT AREA	40,000 S.F. / 107,360.23 S.F.
MIN. FRONTAGE	200 FT. / 201.83 FT.
MIN. FRONT YARD	200 FT. / 282.38 FT.
MIN. REAR YARD	200 FT. / 322.10 FT.
MIN. SIDE YARD	25 FT. / 75.15 FT.
MIN. REAR YARD WIDTH	50 FT. / 50.19 FT.
MAX. COVERAGE (BLDG.)	15% / 372.61 FT.
MAX. LIVABLE FLOOR AREA	22.5% / 7.09%
MAX. IMPROVED COVERAGE	30% / 23.66%
MAX. BLDG. HEIGHT	33 FT. / 33.00 FT.
MAX. DRIVEWAY & DWELLING COV.	25% / 13.18%

ACCESSORY STRUCTURE ZONING NOTES

REQUIREMENT	POOL PROVIDED	SPORTS COURT PROVIDED	STORAGE PROVIDED
ORD. 175-198(1) MAX. BLDG. HEIGHT	12 FT. / N/A	N/A	12.00 FT.
ORD. 175-198(2) MIN. SIDE YARD	25 FT. / 137.17 FT.	26.00 FT.	81.98 FT.
ORD. 175-198(3) MIN. REAR YARD	10 FT. / 106.25 FT. (1)	195.96 FT. (1)	127.26 FT. (1)
ORD. 175-198(4) MIN. FRONT YARD	50 FT. / 127.26 FT.	51.00 FT.	N/A
ORD. 175-198 PERMITTED IN REAR YARD	YES	YES (1)	YES (1)

(1) REQUESTING ZONING INTERPRETATION. ZONING ORDINANCE DOES NOT ADDRESS THRU LOTS.

AVERAGE FRONT YARD CALCS (DUCK POND ROAD)

15 DUCK POND ROAD 58.20 FT.
 19 DUCK POND ROAD 50.00 FT.
 AVG. FRONT YARD 54.10 FT.

BUILDING COVERAGE CALCULATIONS

FOOTPRINT = 6,831 S.F.
 COVERED DRIVEWAY = 604 S.F.
 STORAGE = 180 S.F.
 TOTAL BLDG. COVERAGE = 7,615 S.F./107,360.23 S.F. = 7.09%

LIVABLE FLOOR AREA CALCULATIONS

1st FLOOR = 4,858 S.F.
 2nd FLOOR = 4,525 S.F.
 TOTAL = 9,383 S.F./107,360.23 S.F. = 8.74%

IMPROVED COVERAGE CALCULATIONS

BUILDING COVERAGE = 7,615 S.F.
 DRIVEWAY = 7,320 S.F.
 PATIOS & STEPS = 3,053 S.F.
 A/C UNITS & GENERATOR = 77 S.F.
 WALLS = 400 S.F.
 POOL & EQUIP. = 888 S.F.
 PERVIOUS SPORTS COURT = 6,050 S.F.
 TOTAL IMPROVED = 25,403 S.F./107,360.23 S.F. = 23.66%

DRIVEWAY & DWELLING CALCULATIONS

MAIN BUILDING COV. = 6,831 S.F.
 DRIVEWAY = 7,320 S.F.
 TOTAL = 13,156 S.F./107,360.23 S.F. = 13.18%

GENERAL NOTES

- TOTAL LOT AREA = 107,360.23 S.F. (2.465 Ac.)
- ELEVATIONS BASED ON NVD 1929.
- MAX. BLDG. COVERAGE = 107,360.23 S.F. x 0.15 = 16,104 S.F.
 MAX. LIVABLE AREA = 107,360.23 S.F. x 0.225 = 24,156 S.F.
 MAX. IMPROVED COVERAGE = 107,360.23 S.F. x 0.30 = 32,208 S.F.
- EXISTING IMPROVED AREA = 8,037 S.F.
 PROPOSED IMPROVED AREA = 19,353 S.F.
 INCREASE = 11,316 S.F.

ACCESSORY BUILDING HEIGHT CALC'S

AVG. NATURAL GRADE EL. 155.57
 MD-ROOF ELEVATION EL. 167.23
 MAX. ACC. BLDG HT. 12.00 FT.

LEGEND:

PROPOSED MODULAR BLOCK WALL

REFERENCES

- A CERTAIN MAP ENTITLED "SUBDIVISION PLAT, MAP No. 2, BEECHWOOD FARMS, BOROUGH OF ALPINE AND BOROUGH OF DEMAREST, BERGEN COUNTY, N.J., FILED IN THE BOOK 45, MAP No. 5148, BEING LOT 3, IN BLOCK 120A ON SAID MAP.
- BOROUGH OF DEMAREST TAX MAPS.

NO.	REVISIONS	DATE	BY	CHKD.
PRELIMINARY SITE PLAN FOR ZONING INTERPRETATION				
LOT 3.01	PROPOSED DWELLING No. 17 DUCK POND ROAD			120.01
BOROUGH OF DEMAREST BERGEN COUNTY NEW JERSEY				
APPLICANT: TOMER EDRY 17 DUCK POND ROAD DEMAREST, NJ 07627				
DRAWN BY: B.W.		CHKD BY: M.H.		
SCALE: 1"=20'		REV.		
DRAWING NO. 4021.1-1		REV. 1		
 HUBSCHMAN ENGINEERING, P.A. ENGINEERS - PLANNERS - SURVEYORS 263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621 201-384-5866				

ROBERT J. MUELLER
 PROFESSIONAL LAND SURVEYOR
 N.J. LIC. NO. 37206
 DATE: 6-17-24

MICHAEL J. HUBSCHMAN P.E., P.P.
 PROFESSIONAL ENGINEER AND PLANNER
 N.J.P.E. NO. 29497
 N.J.P.P. NO. 3200
 DATE: 6-17-24

