



ZONING NOTES

ZONE A	REQUIREMENT	PROVIDED
MIN. LOT AREA	40,000 S.F.	107,360.23 S.F.
MIN. FRONTAGE	200 FT.	201.83 FT.
DUCK POND ROAD	200 FT.	282.38 FT.
ACADEMY LANE	200 FT.	322.10 FT.
MIN. FRONT YARD	25 FT.	169.66 FT.
DUCK POND ROAD (AVG.)	54.10 FT.	135.31 FT.
ACADEMY LANE	25 FT.	75.15 FT.
MIN. SIDE YARD	50 FT.	50.19 FT.
MIN. REAR YARD	200 FT.	372.61 FT.
MAX. COVERAGE (BLDG.)	15%	7.09%
MAX. LIVABLE FLOOR AREA	22,558	8,74%
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

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

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 NO. MAP No. 5148, BEING LOT 3, IN BLOCK 120A ON SAID MAP.
- BOROUGH OF DEMAREST TAX MAPS.

NO.	REVISIONS	DATE	BY	CHKD.
SITE PLAN				
LOT 3.01	PROPOSED DWELLING			120.01
No. 17 DUCK POND ROAD				
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. 4021.1-2		REV.		
HUBSCHMAN ENGINEERING, P.A.		ENGINEERS - PLANNERS - SURVEYORS		
263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621		201-384-5866		

BUILDING HEIGHT CALC'S

AVG. NATURAL GRADE EL. 155.57
 MD-ROOF ELEVATION EL. 189.02
 MAX. BLDG. HT. 33.00 FT.

BUILDING HEIGHT SCHEMATIC

AVG. NATURAL GRADE EL. 155.57

ROBERT J. MUELLER
 PROFESSIONAL LAND SURVEYOR
 N.J. LIC. NO. 37206
 DATE: 7-24-24

MICHAEL J. HUBSCHMAN P.E., P.P.
 PROFESSIONAL ENGINEER AND PLANNER
 N.J.P.E. NO. 29497
 DATE: 7-24-24

SCALE: 1"=20'

DATE: 7-24-24