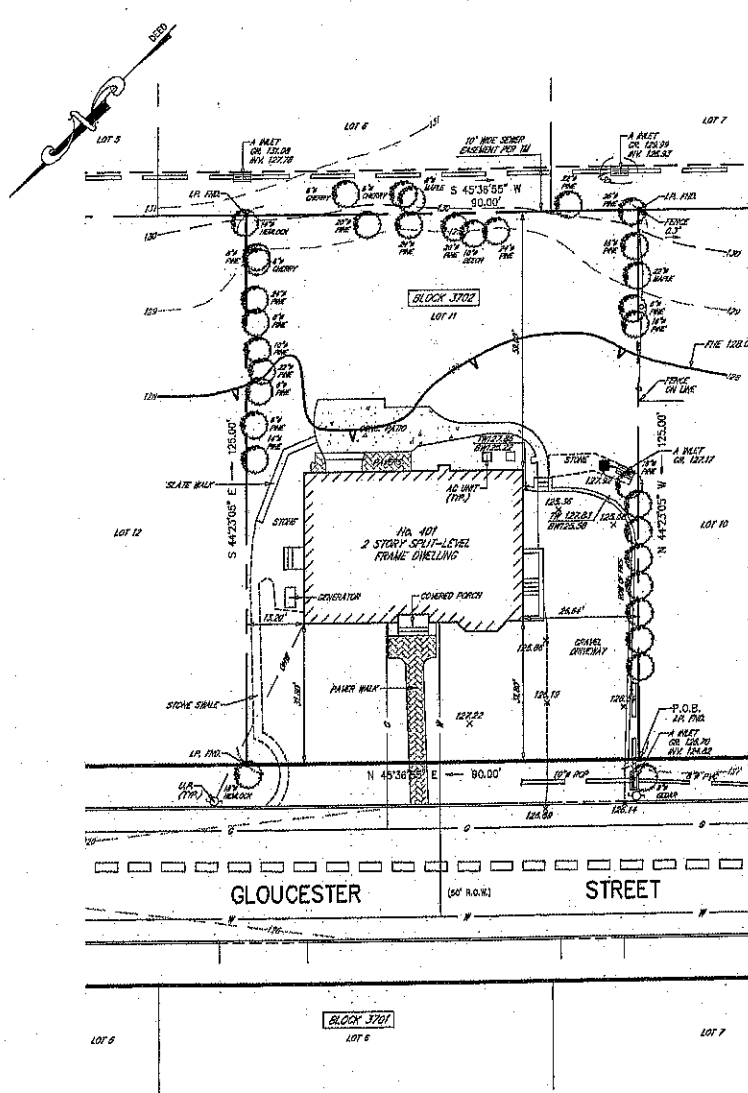
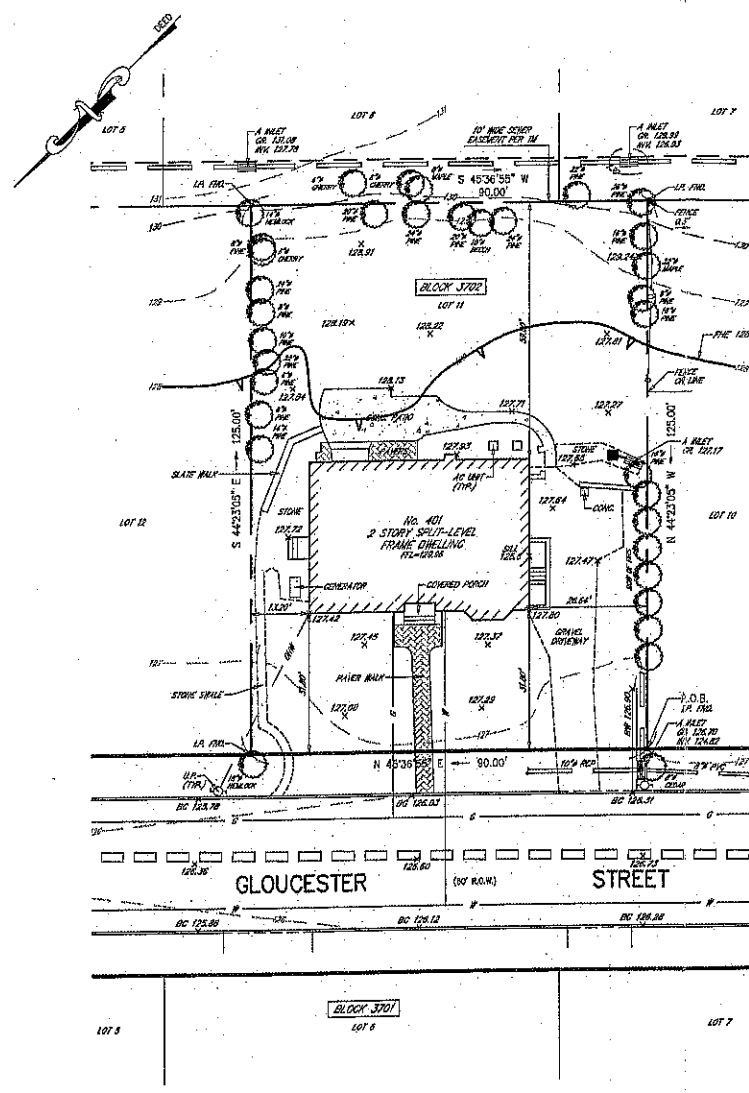




PRE-CONSTRUCTION CONDITIONS PLAN



NOTE: ELEVATIONS ON THIS PLAN FROM A PLAN PREPARED BY KOESTNER ASSOCIATES ENTITLED, "TOPOGRAPHIC SURVEY & DRIVEWAY PLAN", DATED 12-27-2021 AND DEPICT GRADES PRIOR TO FILLING OF DRIVEWAY. EXISTING GRADES ON KOESTNER PLAN ADJUSTED TO BE NAVD 88 DATUM.

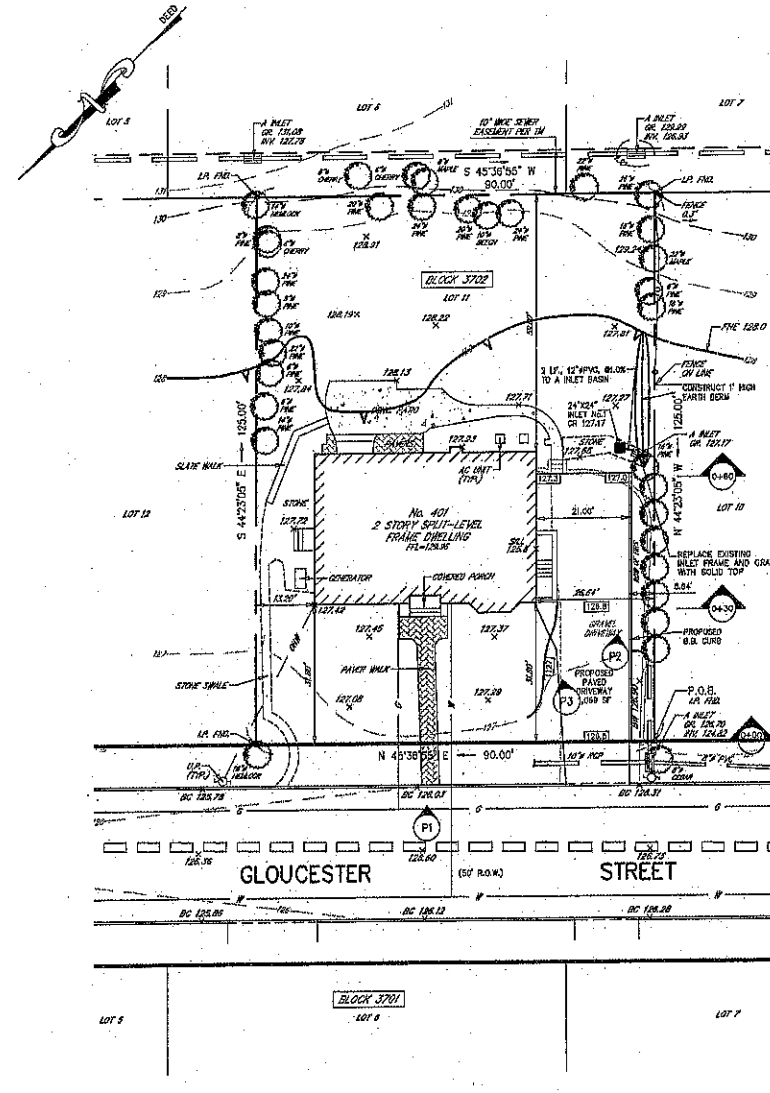


EXISTING CONDITIONS PLAN 9-2022

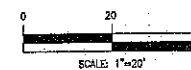


PROPOSED
BUILDING COVERAGE CALC'S
FOOTPRINT = 1,772 S.F.
COVERED PORCH = 45 S.F.
TOTAL = 1,772 S.F.

PROPOSED
IMPERVIOUS COVERAGE CALC'S
BLDG COVERAGE = 1,772 S.F.
PATIO = 329 S.F.
WALKS, PAVEMENT, & STEPS = 308 S.F.
AC UNITS & GEN = 19 S.F.
PROP. REAR STEPS & WALK = 1,069 S.F.
TOTAL = 3,647 S.F./11,250 S.F. = 32.42%



PROPOSED CONDITIONS PLAN



ZONING NOTES

ZONE R-C

	REQUIREMENT	PROPOSED
MIN. LOT AREA	10,000 S.F.	11,250 S.F.
MIN. PLANTING SIDE YARD	4 FT.	5.64 FT.
MAX. IMPERVIOUS COVERAGE	30%	32.42%

GENERAL NOTES

- 1) TOTAL LOT AREA = 11,250 S.F. (0.258 Ac.)
- 2) ELEVATIONS BASED ON NAVD 1983.
- 3) 100-YEAR FLOOD ELEVATION FROM FIRM PANEL 0213H = ELEV 127.0. ADD 1 FT. FOR FLOOD HAZARD ELEVATION = 128.0

LEGEND:

- PI SITE PHOTOS

REFERENCES

- 1) DEED BOOK 9535, PAGE 255.
- 2) A CERTAIN MAP ENTITLED "SUBDIVISION OF LIVING HOMES, INC., LOCATED AT ENGLEWOOD, N.J." FILED IN THE B.C.C.O. AS MAP No. 5140; BEING LOTS 558-59 IN BLOCK 231 ON SAID MAP.
- 3) SURVEY OF PREMISES BY KOESTNER ASSOCIATES DATED 12-27-21.
- 4) CITY OF ENGLEWOOD TAX MAPS.

DRIVEWAY PLAN			
LOT 11		BLOCK 3702	
401 GLOUCESTER STREET			
CITY OF ENGLEWOOD BERGEN COUNTY NEW JERSEY			
APPLICANT: GREG HABER 401 GLOUCESTER STREET ENGLEWOOD, NEW JERSEY 07631			
DRAWN BY: Y.R.		CHKD BY: M.H.	
SCALE: 1"=20'		DRAWING NO. 4087-1	
1 of 2		1	

ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 37205

9-15-22

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 23497

9-15-22

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