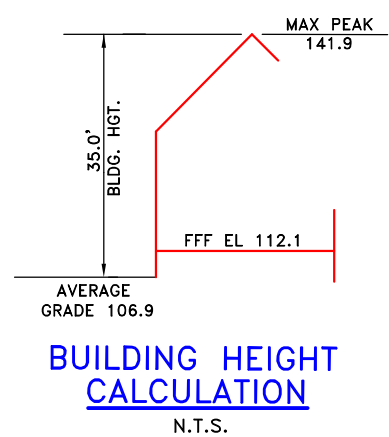


R-S Single Family Residential				
Requirements		Existing	Proposed	Variance
Lot Area	7,500 sf	8,185 sf	8,185 sf	No
Lot Width	75 ft	70.0 ft	70.0 ft	No*
Setbacks				
Front Yard	25 ft	25.8 ft	25.8 ft	No
Side Yard	15%(LW) 10.5 ft	10.1 ft/7.1 ft	10.1 ft/7.1 ft	Yes*
Comb. Side Yard	30%(LW) 21.0 ft	17.2 ft	17.2 ft	Yes*
Rear Yard	25 ft	43.0 ft	43.0 ft	No
Bldg. Hgt.				
Bldg. Hgt.	35 ft	27.3 ft	35.0 ft	No
Lot Coverage				
Lot Coverage	40%	3014 sf/36.8%	3349 sf/40.9%	Yes
Bldg. Coverage	25%	2111 sf/25.8%	2426 sf/29.64%	Yes*

* Existing non-conformance

LOT COVERAGE CALCULATIONS

EXISTING	PROPOSED	
DWELLING	DWELLING	2212 sf
COV. PORCH	COV. PORCH	214
TOTAL	TOTAL	2426 sf = 29.64%
FRONT WALK	FRONT WALK	0 sf(97)
DECK	REAR LANDING	0 sf(29)
GRAVEL AREA	DECK/LANDING	266 sf
DECK STEPS	PATIO	0 sf(216)
SPORTS COURT	DECK STEPS	24 sf
DRIVEWAY	ELEVATED WALK	120 sf
TOTAL	SPORTS COURT	0 sf(916)
	DRIVEWAY	513 sf
	TOTAL	3349 sf = 40.9%

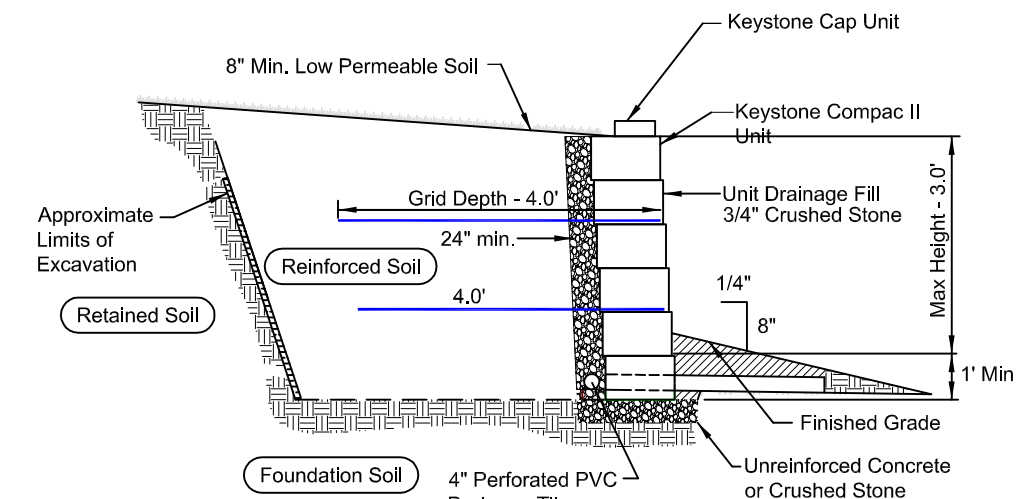


BUILDING HEIGHT CALCULATION

N.T.S.

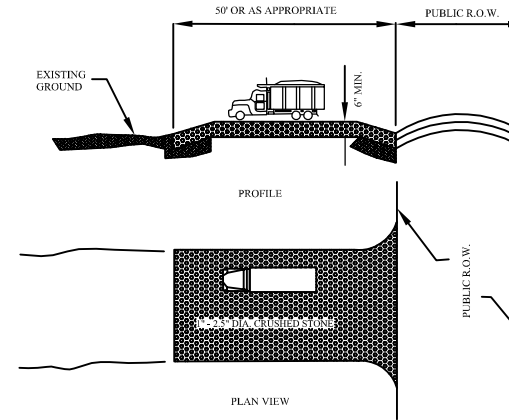
Ground Elev.
108.4
106.8
105.2
103.2
102.7
102.6
103.0
104.0
104.0
104.4
106.1
107.2
108.0
109.6
110.4
111.2
111.2
110.7
110.4
109.6

Avg. Elev. 106.9
Max Peak Elev. 141.9
Bldg. Hgt. 35.0'



TYPICAL REINFORCED WALL SECTION

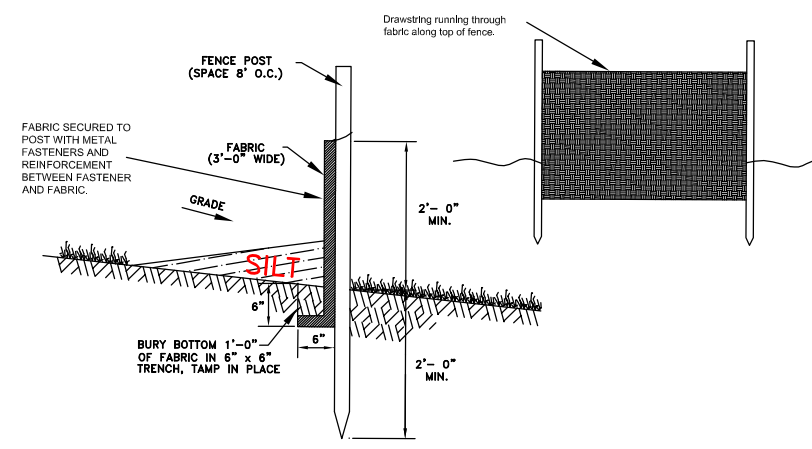
Keystone Compac II Unit or Equivalent
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE

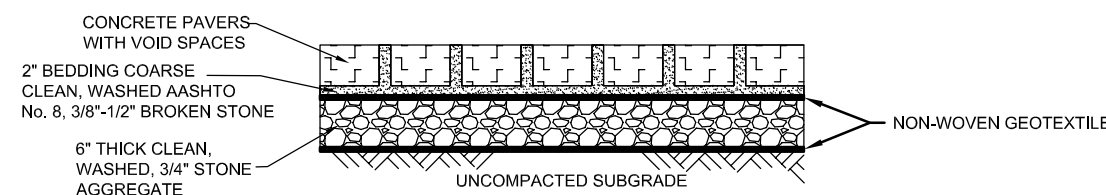
N.T.S.

Soil Moving Requirements	
Addition	
Foundation 50 L.ft (50 ft)(4.5)(4.5)	38 cu yds cut
Backfill (2/3)(38)	25 cu yds fill
1000 Gal. Seepage Pits	54 cu yds cut
	10 cu yds fill
Total Cut	92 cu yds cut
Total Fill	35 cu yds fill
Net Soil Removed from Site	57 cy yds



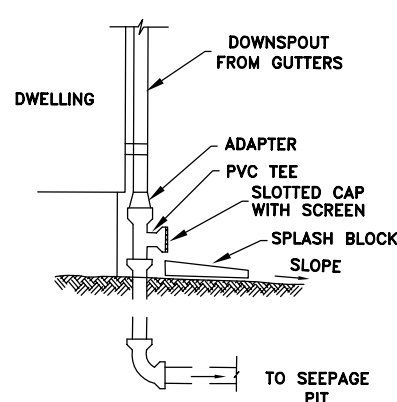
SILT FENCE DETAIL

N.T.S.



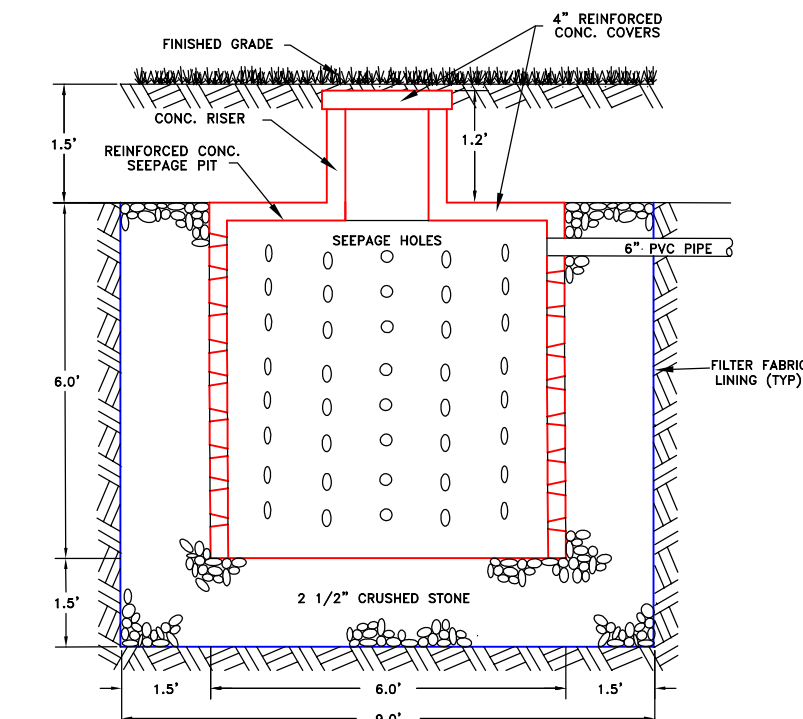
PERMEABLE PAVER PATIO AND SPORT COURT DETAIL

N.T.S.



DOWNSPOUT DETAIL

N.T.S.



1000 GALLON SEEPAGE PIT DETAIL

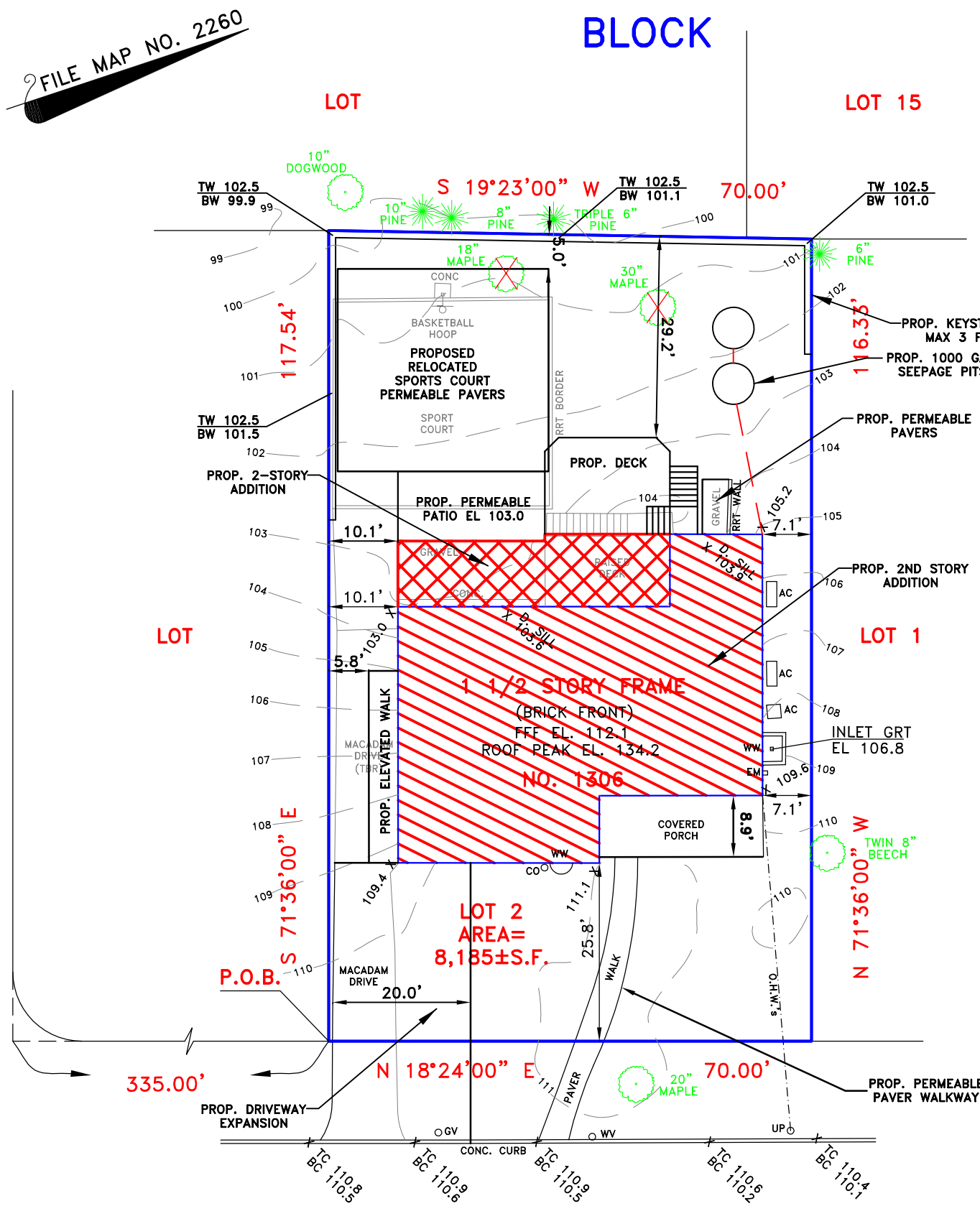
N.T.S.

NOTES:

1. Applicant: _____ Teaneck NJ.
2. Property address: _____ in accordance with the Tax Assessment Map of the Township of Teaneck.
3. Property known as _____
4. Property is located in the R-S Single Family Residential Zone.
5. Elevations based on an assumed datum.
6. Existing spot elevations indicated with an X. Proposed spot elevations in [].
7. Underground utility locations to be verified in the field prior to commencement of construction.
8. Existing utility connections are to be inspected. If same are not in acceptable condition, new service connections shall be installed in accordance with Township specifications.
9. The applicant shall be responsible for the replacement of any curbing, sidewalk or pavement damaged or destroyed as a result of construction activities on this site.
10. Survey and topography performed by this office, on 9/30/21.
11. A roof height check will be performed at the time of framing.

DRAINAGE CALCULATIONS			
10 Year Storm (1=2"/hr., 60 min. duration)			
Runoff Coef.	Area	CIA	
Dwelling, Porch .99	2426 sf	0.058 Acres	0.114 cfs
Volume = (60*Qpeak)(60)		Volume = 409.7 CF = 3,065 Gallons	
Minimum Storage Required:		3,065 Gallons	
Storage Provided:		2 x 1923 = 3,846 Gallons	

FILE MAP NO. 2260



REVISED 6-22-23 SPORT COURT MATERIAL, DETAIL
REVISED 2-24-23 COVERED PORCH, ZONING & COVERAGE
REVISED 5-25-22 ELEVATED WALK

SCALE: 1"=20'
DATE: OCTOBER 20, 2021
PARTY: DR/JN
PREPARED BY: CJL
DRAWN BY: SPM
FILE No. SPI306MERC

Township of Teaneck, Bergen County, N.J.
PROPERTY SITUATED IN THE TOWNSHIP OF TEANECK, BERGEN COUNTY, NEW JERSEY.
MAP SOURCE: TAX ASSESSMENT MAP OF THE TOWNSHIP OF TEANECK, BERGEN COUNTY, NEW JERSEY.

CERTIFIED TO: