

KEY MAP
SCALE: 1"=200'

LEGEND

- UTILITY POLE
- TRAFFIC SIGNAL POLE
- JUNCTION BOX
- FIRE HYDRANT
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING GRADE
- PROPOSED GRADE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TS TOP OF SLOPE
- BS BOTTOM OF SLOPE
- MH MANHOLE
- CB CATCH BASIN
- LI LAWN INLET
- INV INVERT ELEVATION
- FF FINISHED FLOOR ELEVATION
- IP IRON PIPE OR PIN
- RE- BAR
- MON MONUMENT
- BENCHMARK
- EXISTING TREE
- EXISTING TREE TO BE REMOVED

IMPERVIOUS COVERAGE CALC.

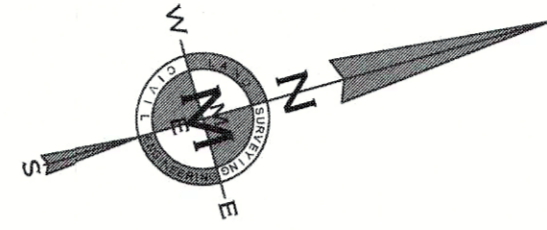
BUILDING	= 3,570.9
EX. DRIVEWAY	= 715.6
PROP. ADDITIONAL DRIVEWAY	= 618.4
EX. FRONT WALKWAY	= 157.9
PROP. WALKWAY	= 113.8
EX. PATIO TO REMAIN	= 319.9
PROP. PATIO & POOL	= 1,165.4
PROP. POOL EQUIP.	= 21.0
EX. PIERS	= 5.1
EX. AC & GEN PADS	= 52.2
TOTAL	= 6,740.2

COVERAGE = 6,740.2 / 19,454 x 100 = 34.65%
(MAX. ALLOWABLE=5,836.2 sf)

BUILDING COVERAGE CALC.

EXISTING BUILDING & FRONT PORCH	= 3,144.86
PROP BREEZEWAY	= 48.00
PROP GARAGE	= 378.00
TOTAL	= 3,570.86

COVERAGE = 3,570.86 / 19,454 x 100 = 18.36%



ZONING SCHEDULE

ZONE R-22.5 - RESIDENCE ONE FAMILY

ITEM	REQ'D	EXISTING	PROPOSED	VAR.
MIN. LOT AREA (sf)	22,500	19,454	19,454	(1)
MIN. LOT FRONTAGE (ft.)	150	212.6	212.6	NO
MIN. LOT DEPTH (ft.)	125	101.55	101.55	(1)
MIN. FRONT YARD (ft.) GLEN RD	35	14.7 (1)	-	(1) (2)
MIN. FRONT YARD (ft.) BIRCHWOOD	35	31.3 (2)	31.3	YES
MIN. SIDE YARD (ft.) - ONE	20	66.0	46.0	NO
- BOTH	60	NA	NA	-
MIN. REAR YARD (ft.)	40	20.7 (1)	-	(1)
MAX. LOT COVERAGE (%)	15	16.14 (2)	18.36	YES
MAX. IMPERVIOUS COVERAGE (%)	30	22.39	34.65	YES

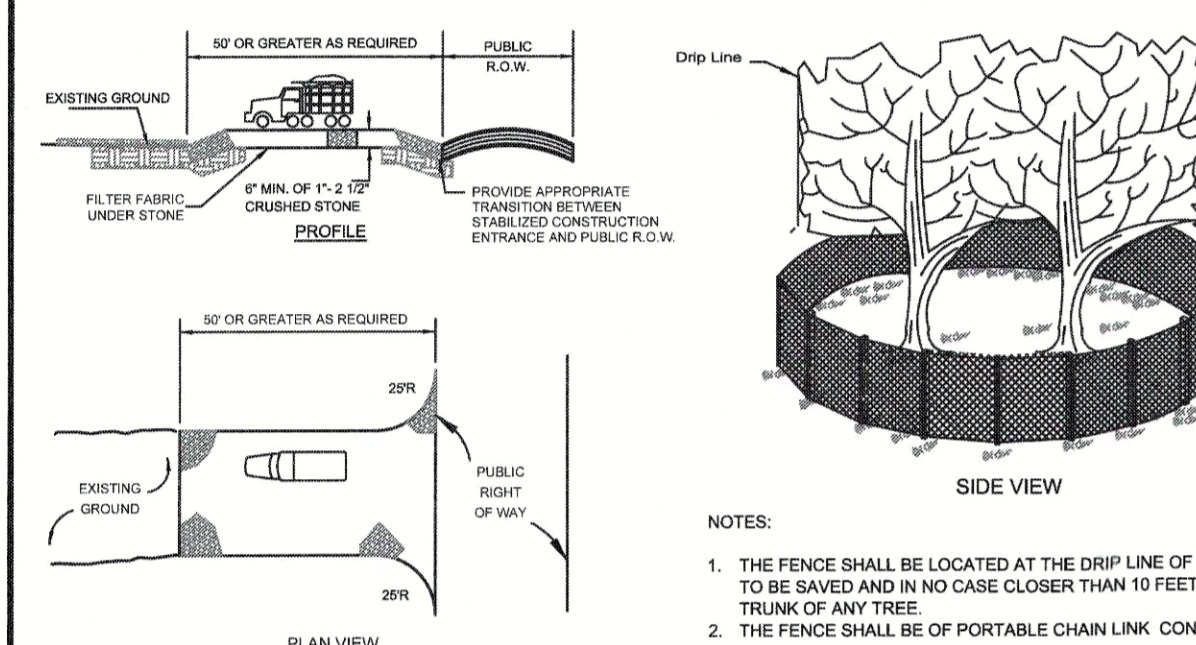
- (1) EXISTING NON-CONFORMITY.
- (2) VARIANCE PREVIOUSLY GRANTED.

POOL REQUIREMENTS

ITEM	REQ'D	PROPOSED	VAR.
MIN. SIDE YARD (sf)	20	20.1	NO
MIN. REAR YARD (ft.)	20	22.5	NO

NOTES:

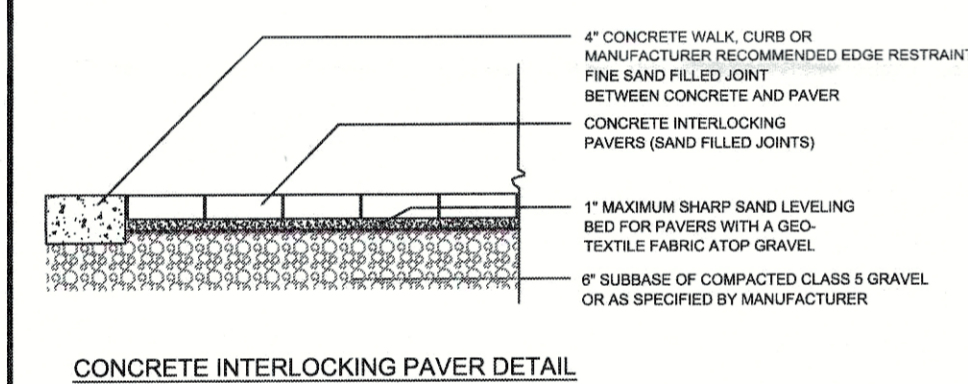
- EXISTING CONDITIONS AS PER BOUNDARY AND TOPOGRAPHY AS PER AS BUILT SURVEY PREPARED BY THIS OFFICE ON MAY 12, 2017, UPDATED OCTOBER 18, 2020. DATUM NAVD'88, GEOID 12A.
- PROPERTY DESCRIPTION: 7 BIRCHWOOD ROAD
TAX MAP LOT 2.01 BLOCK 1707
- ALL CONSTRUCTION WORK MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE NEW JERSEY UNIFORM CONSTRUCTION CODE, FEDERAL, STATE, AND LOCAL REQUIREMENTS, MANUFACTURER'S INSTALLATION REQUIREMENTS AND PROCEDURES, AND GOOD CONSTRUCTION AND ENGINEERING PRACTICE AS PERTAINS TO SAFETY.
- CURBS, DRIVEWAYS, SIDEWALKS AND STORM SEWERS SHALL BE CONSTRUCTED TO BOROUGH SPECIFICATIONS.
- ANY ADJACENT STRUCTURES, RETAINING WALLS, LANDSCAPING, CURBS, PIPING, PAVEMENT, FENCES, ETC. DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED.
- ALL ROOF LEADERS SHALL BE CONNECTED INTO PROPOSED RETENTION SYSTEM USING MIN. 4" SCH. 40 PVC PIPING. OVERFLOW TEES (2 MIN) SHALL BE PROVIDED AT DOWNSPOUT LOCATIONS AND DIRECTED AWAY FROM ADJOINING PROPERTIES. FOOTING DRAINS SHALL NOT BE CONNECTED INTO PITS DESIGNED FOR STORAGE OF ROOF/DRIVEWAY RUNOFF.
- PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS WITH THIS PLAN.
- TREE PROTECTION MUST BE PROVIDED FOR ALL TREES TO REMAIN. APPROVAL MUST BE OBTAINED FROM THE BOROUGH OF WOODCLIFF LAKE TREE COMMISSION PRIOR TO THE REMOVAL OF ANY TREES FROM THE SITE.
- RETENTION SYSTEM SHALL BE MAINTAINED ON A PERIODIC BASIS. AT A MINIMUM, THE SEEPAGE PITS ARE TO BE INSPECTED TWICE A YEAR OR AFTER RAINFALL EVENTS GREATER THAN 2" IN 1 HOUR. DEBRIS AND OBSTRUCTIONS SHALL BE CLEARED AND ALL NECESSARY REPAIRS MADE. MAINTENANCE AND REPAIRS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- EXISTING UTILITY AND SEWER LINES TO BE USED IF FEASIBLE AND IN GOOD CONDITION. REPLACE AS REQUIRED.
- EXISTING IMPERVIOUS AREA = 5178 SF
PROPOSED IMPERVIOUS AREA = 6740 SF
NET INCREASE IN IMPERVIOUS AREA = 1562 SF
- REFER TO ARCHITECTURAL DRAWINGS PREPARED BY FOX ARCHITECTURAL DESIGN PC FOR FLOOR AREAS, FLOOR PLANS AND ADDITIONAL INFORMATION.



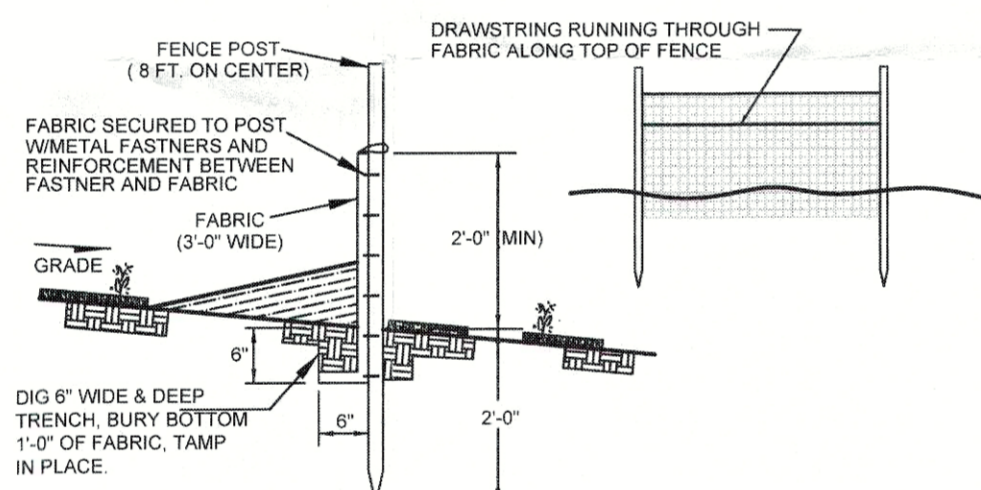
STABILIZED CONSTRUCTION ENTRANCE

TREE PROTECTION DETAIL

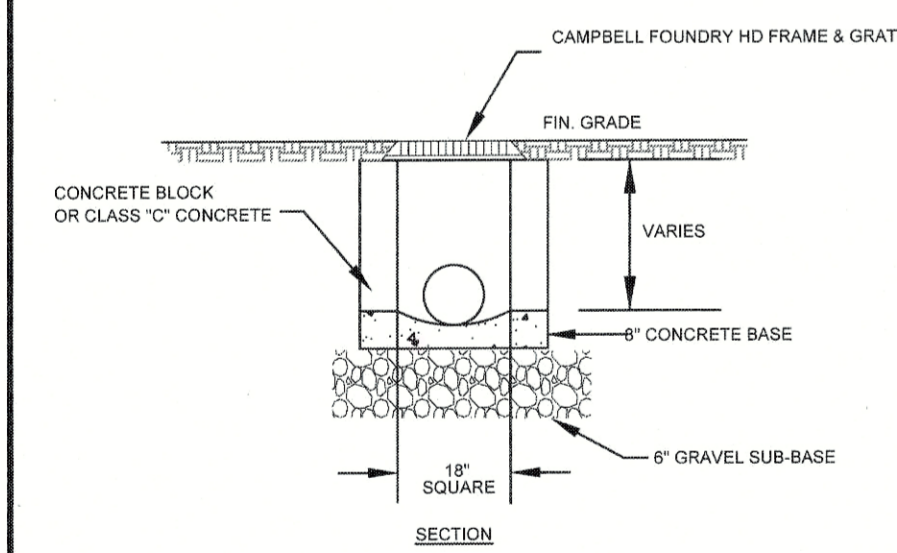
FLAT GRATE TYPE INLET FILTER DETAIL



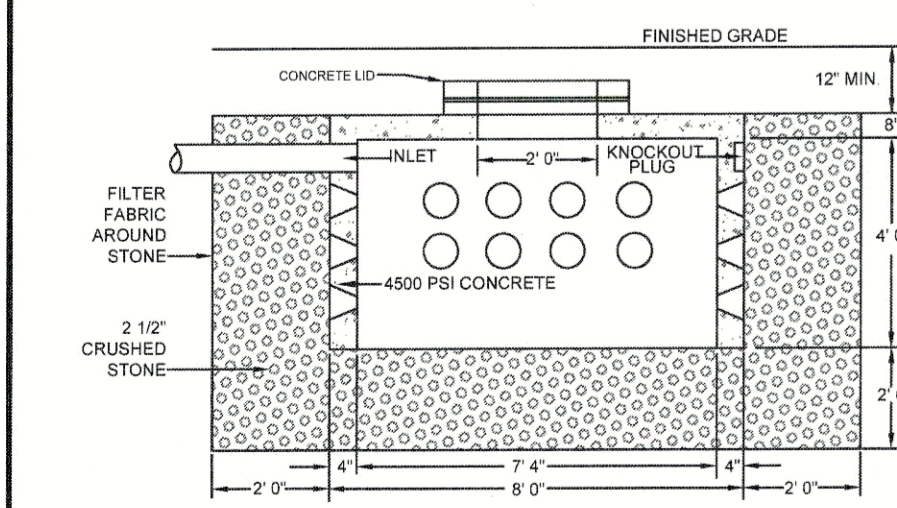
CONCRETE INTERLOCKING PAVER DETAIL



SILT FENCE DETAIL

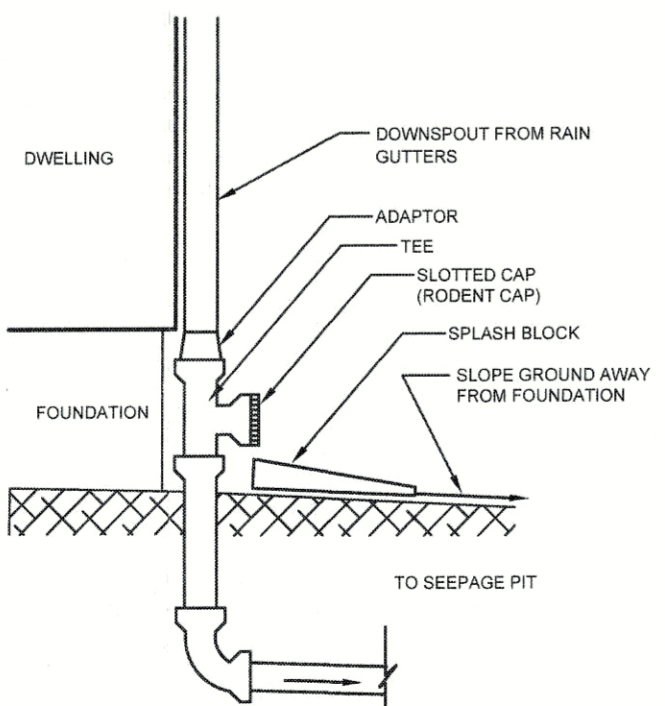


LAWN INLET DETAIL

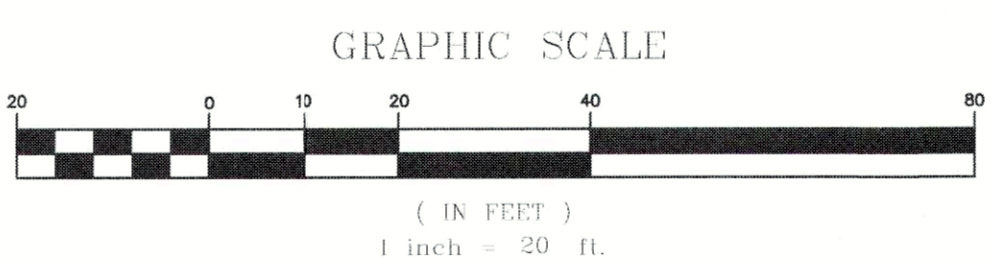
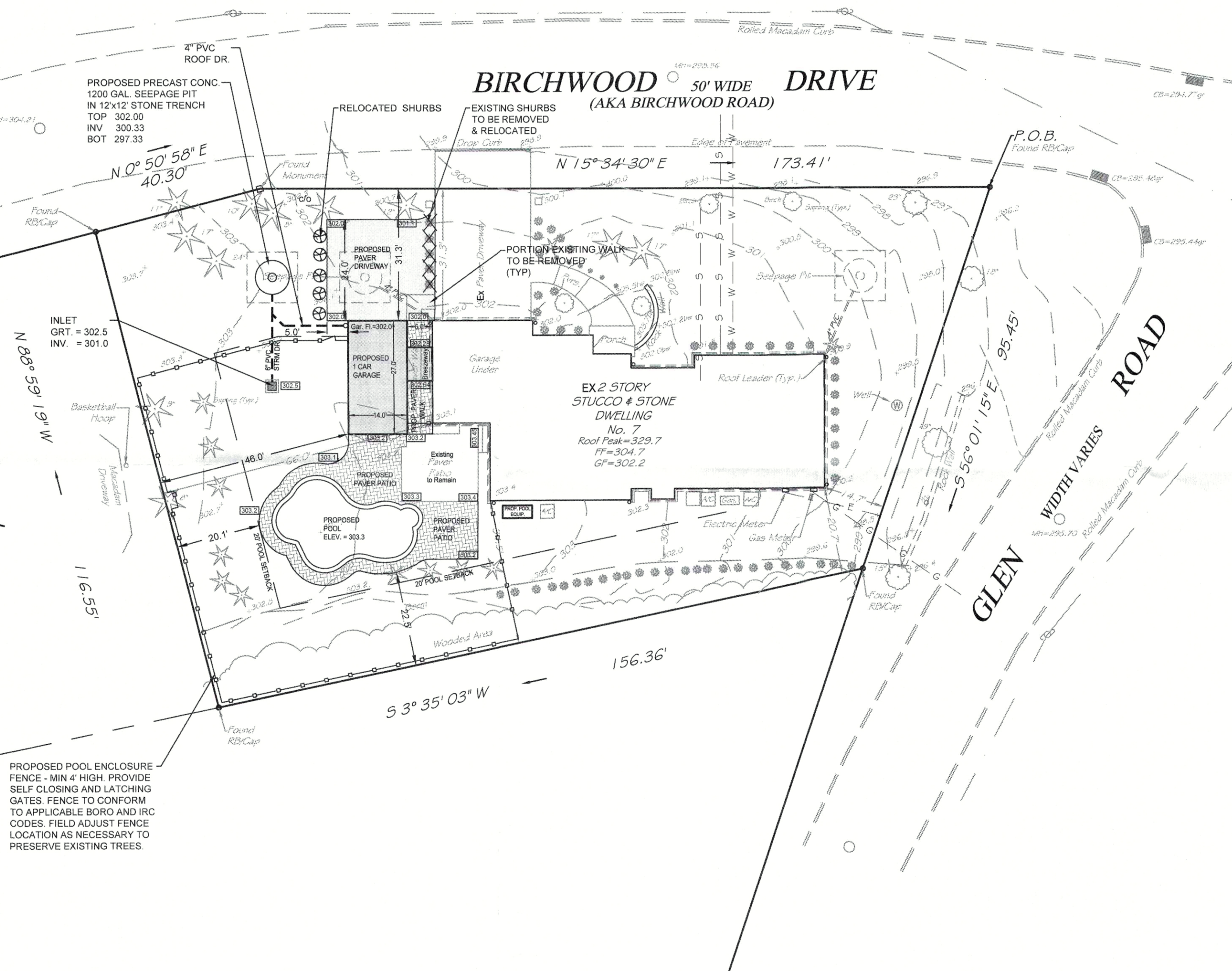


- NOTES:**
- CONNECT SEEPAGE PIT TO BUILDING ROOF LEADERS WITH 4" (MIN.) PVC PIPE
 - PROVIDE WYE OVERFLOW FITTINGS AT DOWNSPOUTS
 - SEEPAGE PIT INSTALLATION SUBJECT TO SOIL PERCOLATION TEST AND DETERMINATION OF GROUNDWATER ELEVATION
 - STRUCTURAL DESIGN BY PRECASTER SHALL BE OF HEAVY DUTY DESIGN SUITABLE FOR USE UNDER TRAFFIC LOADING CONDITIONS

HEAVY DUTY PRECAST CONCRETE SEEPAGE PIT
NOT TO SCALE



TEE OVERFLOW DETAIL



Owner / Applicant:
Frank & Meline Belgiovine
7 Birchwood Drive
Woodcliff Lake, NJ

CIVIL ENGINEERING LAND SURVEYING

MARK MARTINS ENGINEERING, LLC
55 WALNUT ST., SUITE 201 - NORWOOD, NJ 07648
TEL 201-391-3222 FAX 201-215-2210
CERTIFICATE OF AUTHORIZATION #246A28265200

MARK S. MARTINS
Professional Engineer & Land Surveyor
New Jersey License No. 35,858

SITE PLAN
7 BIRCHWOOD DRIVE
LOT 2.01 BLOCK 1707
Situated in the
Borough of Woodcliff Lake
Bergen County, NJ

NO.	DATE	DESCRIPTION	BY
1	6/03/21	PER BORO ENG REVIEW	MM

SCALE: 1"=20' DRAWN SF CHECKED MM SHEET 1 OF 1
DATE: 10-19-20 FILE NO: 16-2035