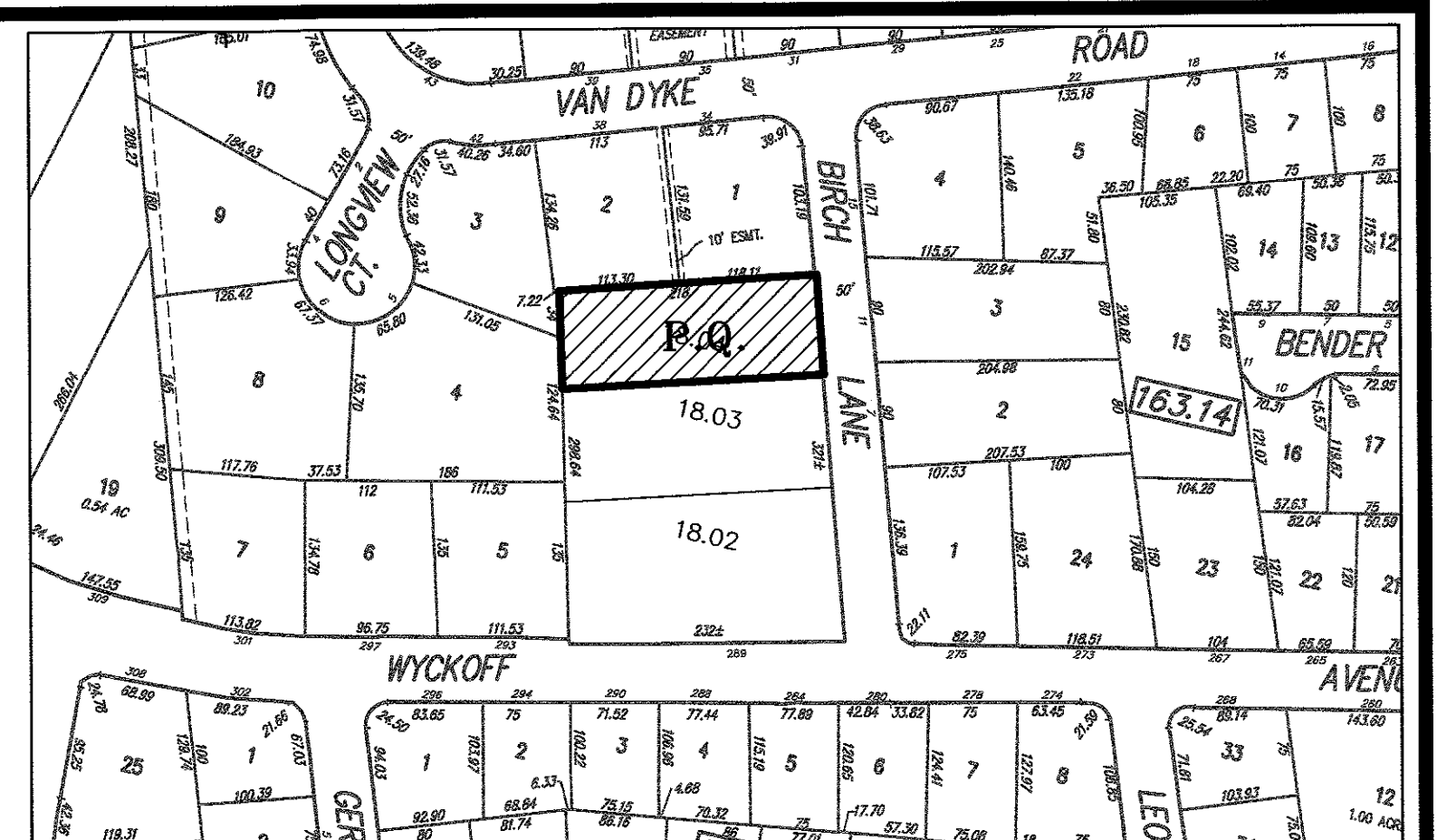
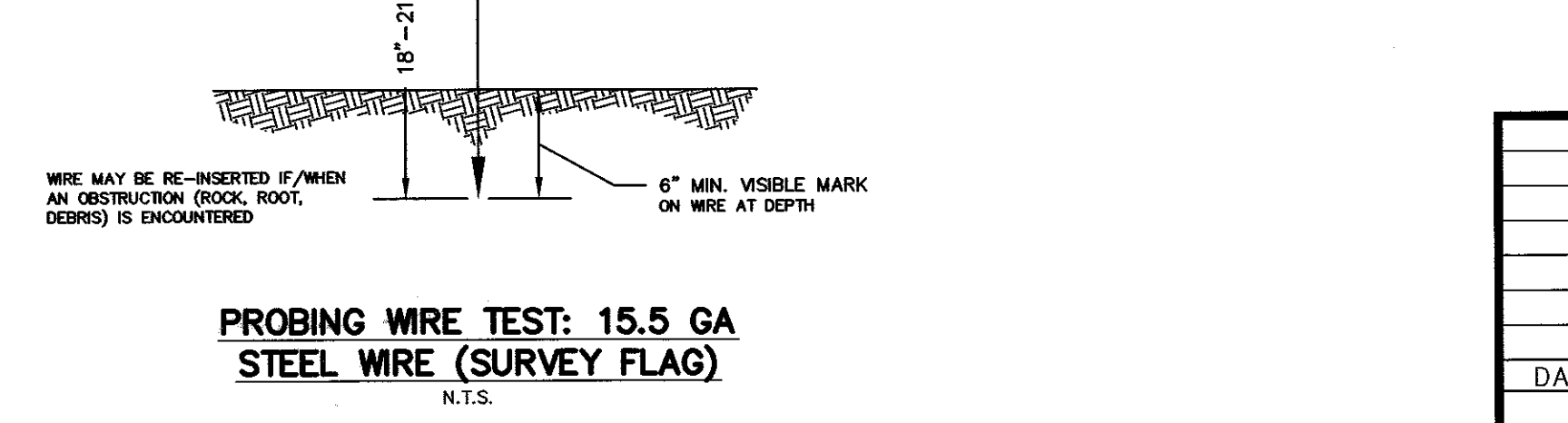
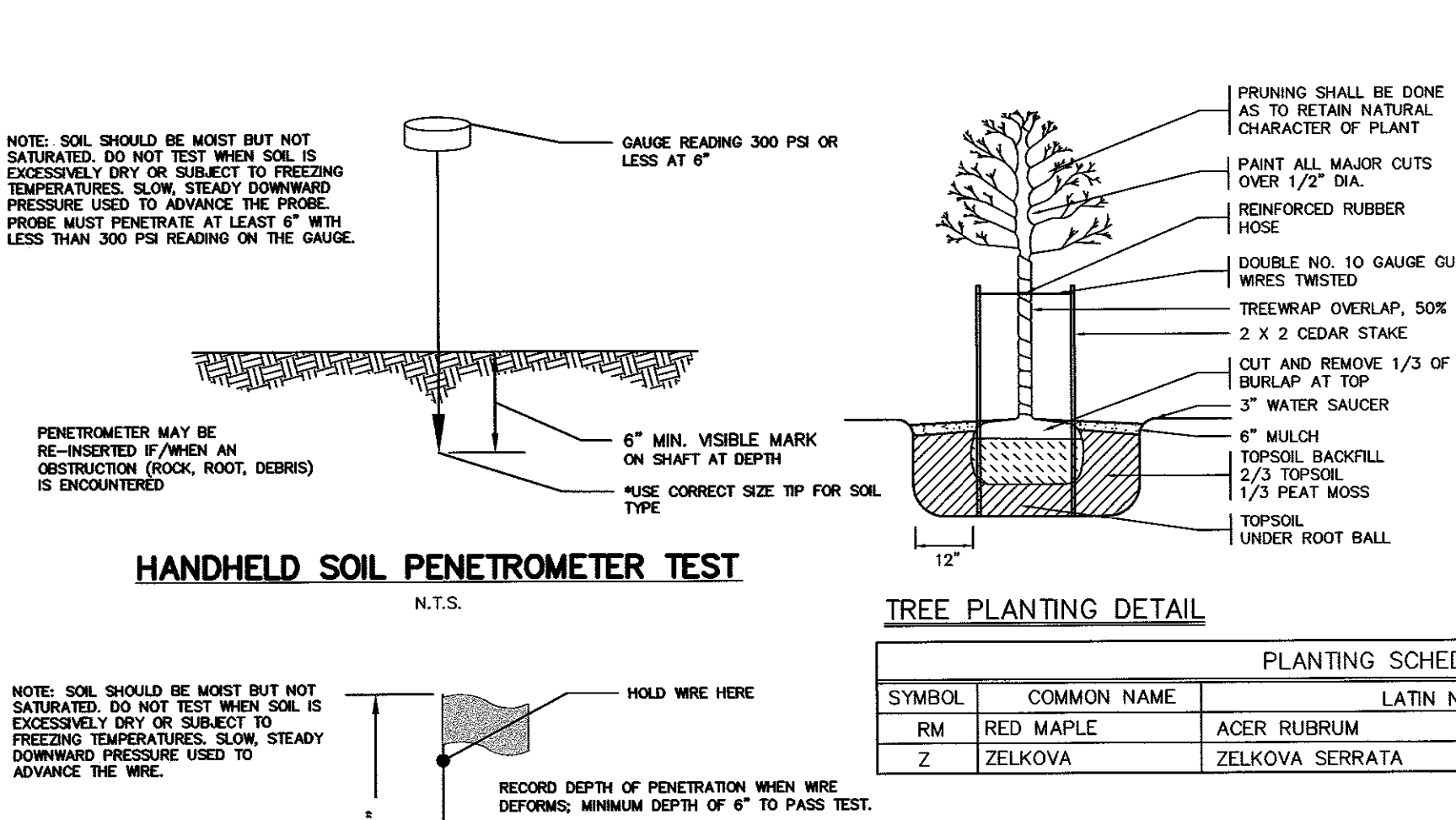
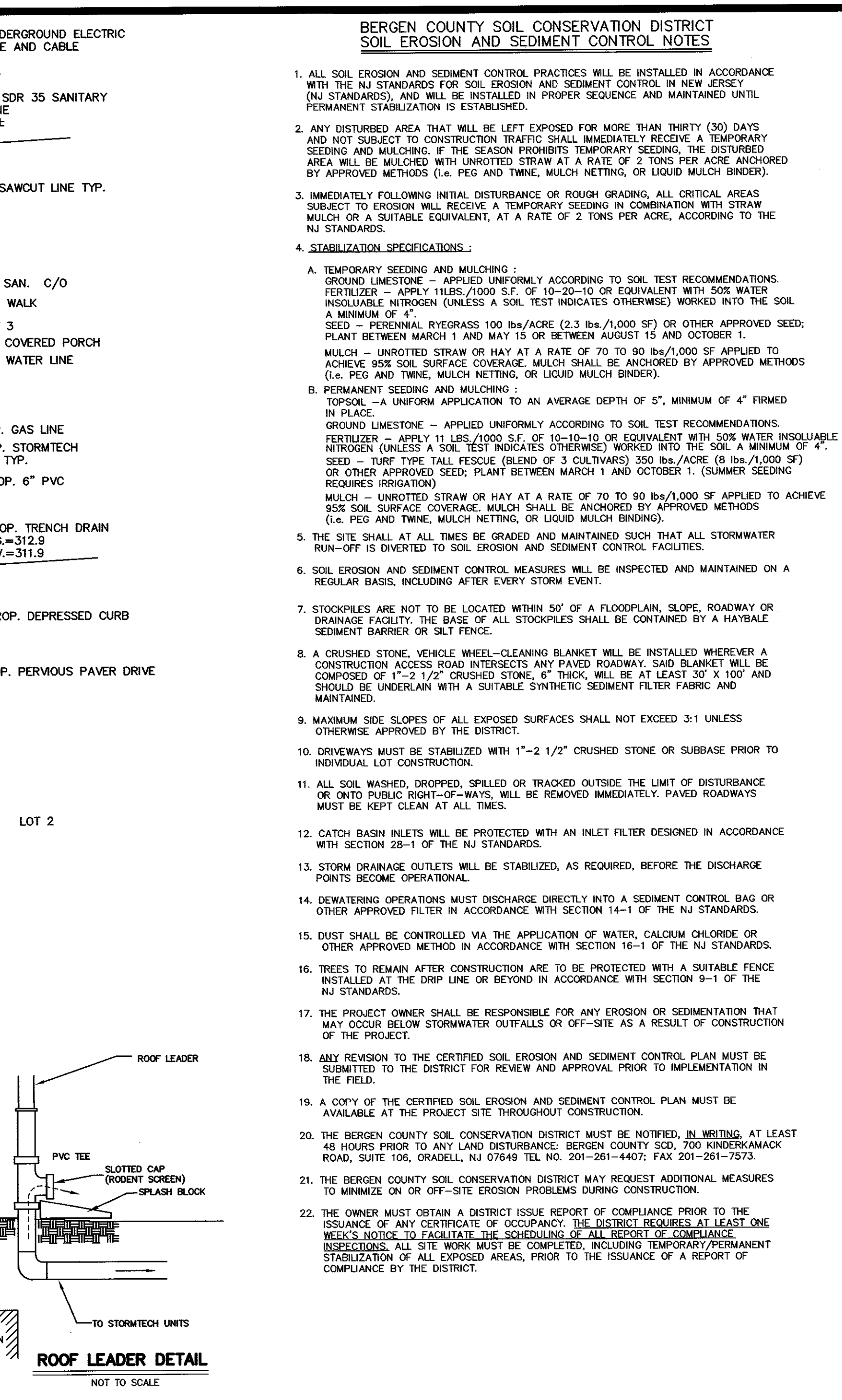
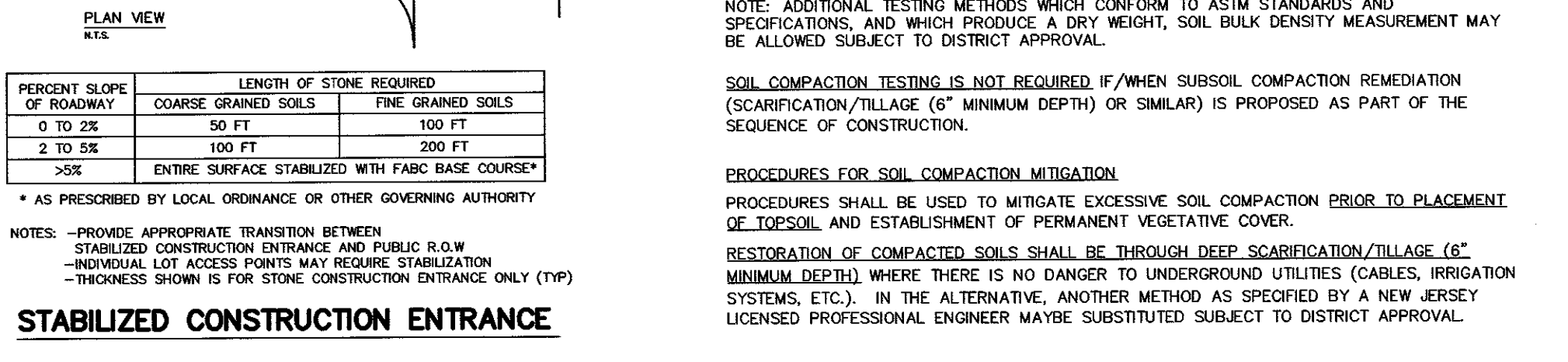
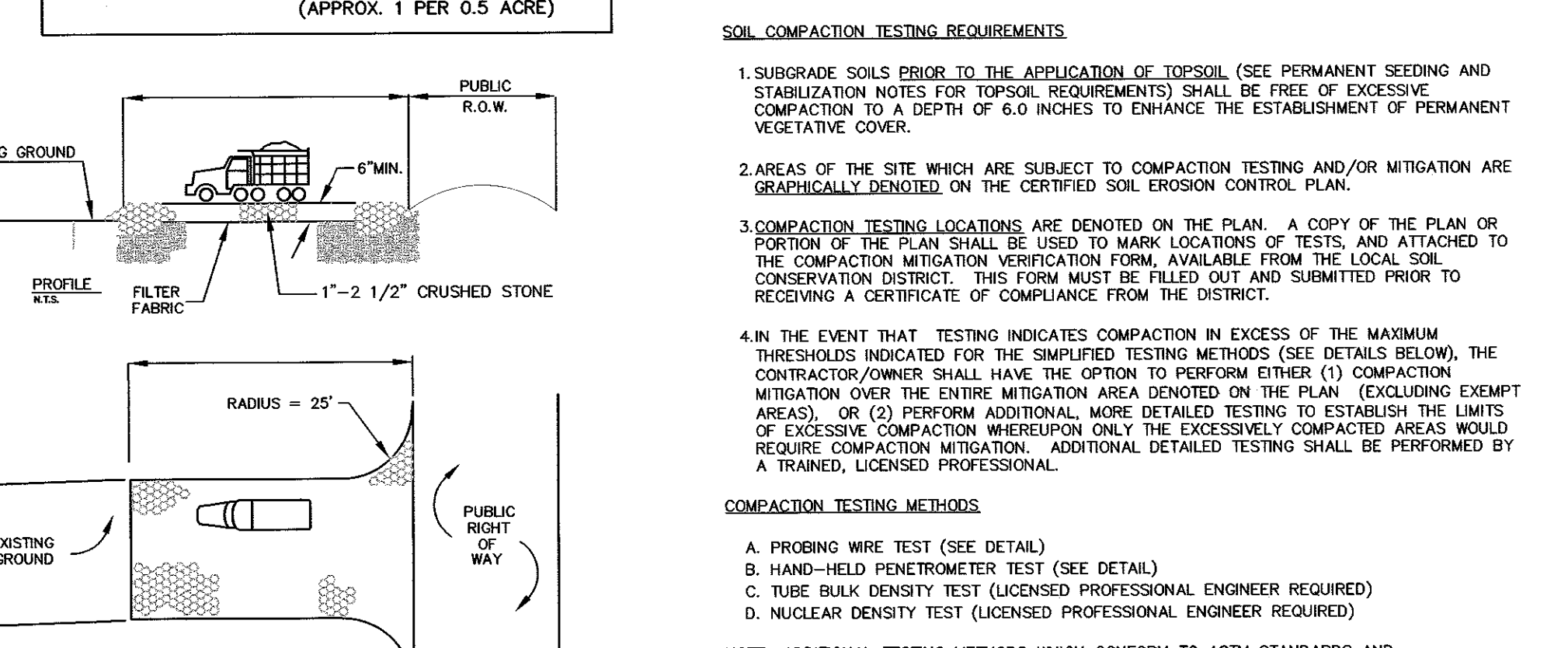
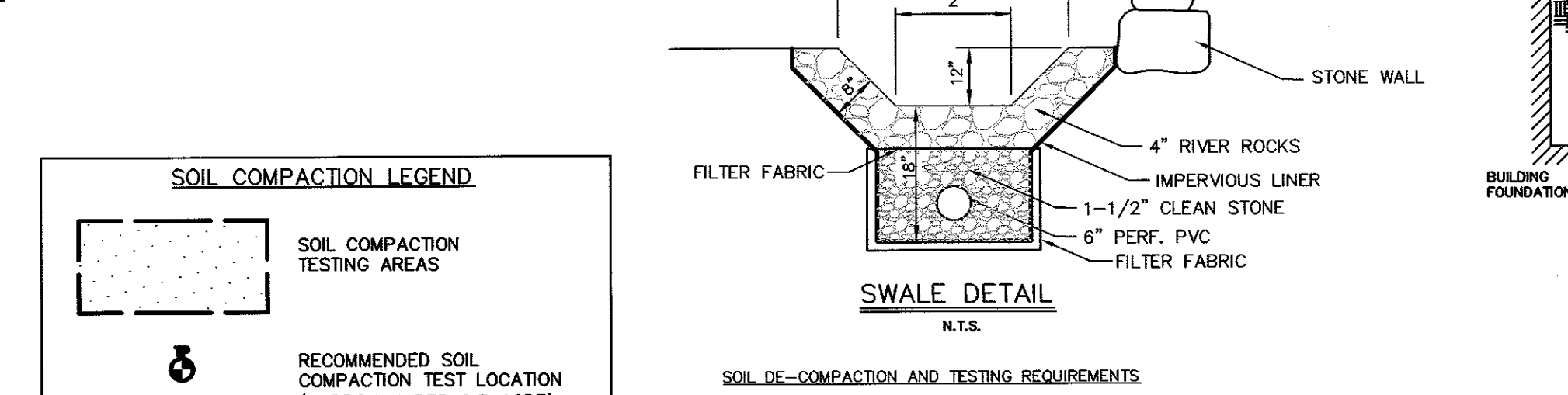
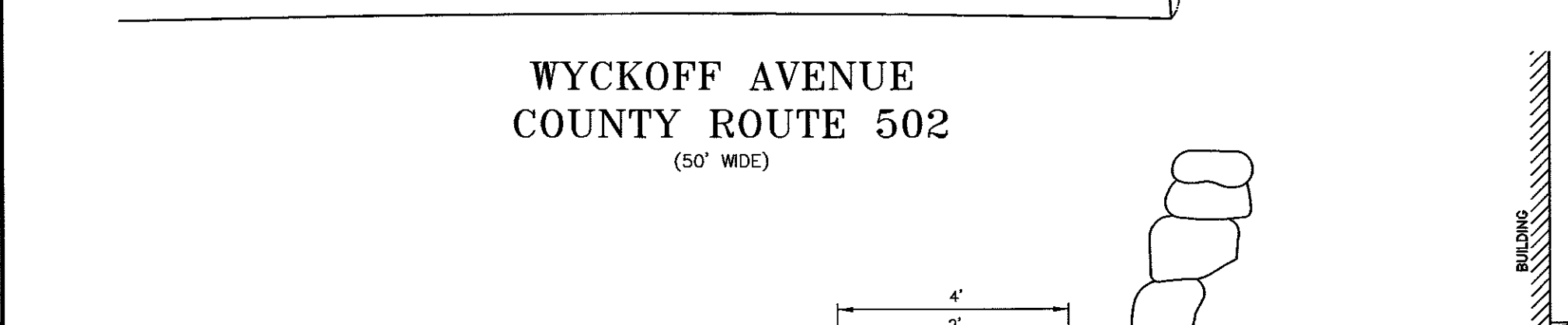
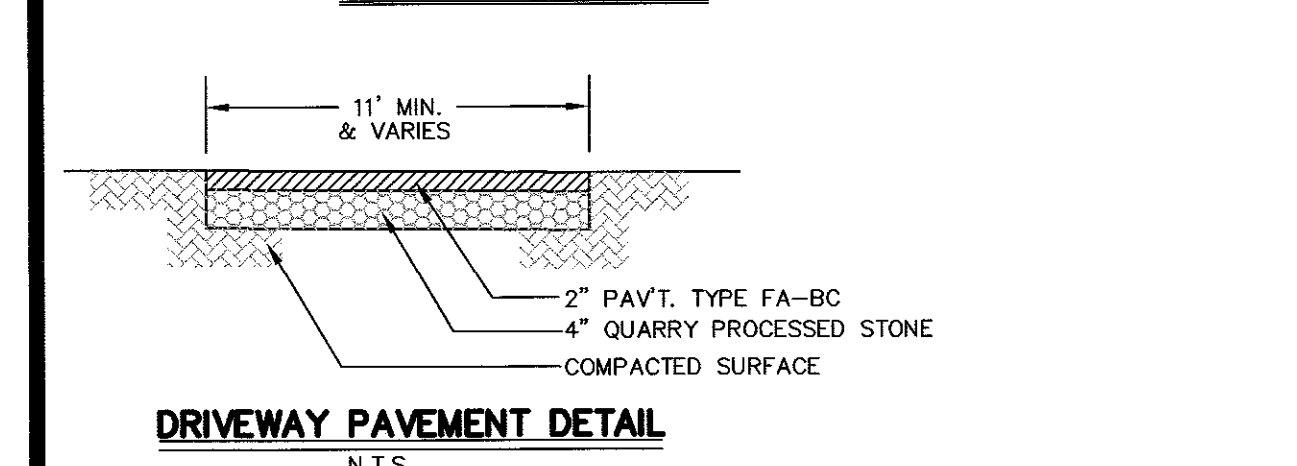
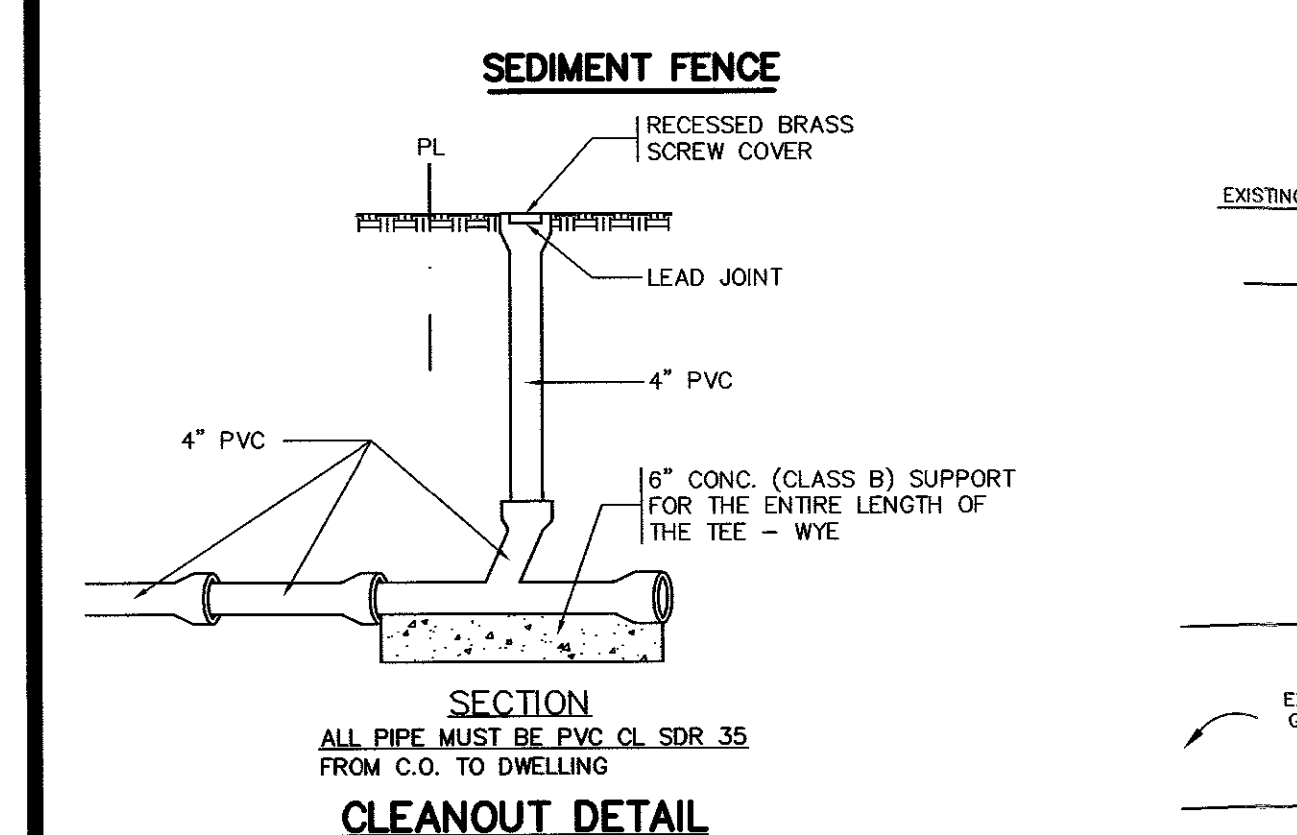
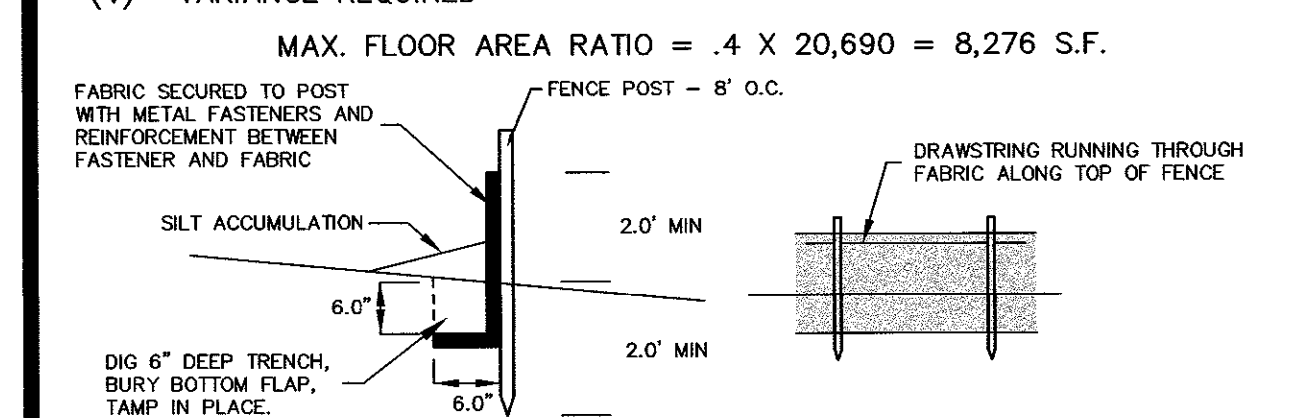


ZONING TABLE - ZONE R-1 DISTRICT		
	REQUIRED	LOT 18.03
LOT AREA	15,000	20,690 SF
LOT WIDTH	100'	95.00' (PA)
LOT DEPTH	150'	228.10'
FRONT YARD	50'	50.1'
REAR YARD	50'	93.9'
SIDE YARD ONE	10'	10.5'
SIDE YARD TOTAL BOTH	35'	40.5'
BUILDING HEIGHT	2 1/2 ST/35'	2 1/2 ST/34.9'
MAX. IMPROVED LOT COVERAGE	40%	24.8%
MAX. FLOOR AREA RATIO	0.40	0.23

(PA) - PREVIOUSLY APPROVED VARIANCE  
(V) - VARIANCE REQUIRED



- GENERAL NOTES:**
- PROPERTY LINE AND EXISTING CONDITIONS INFORMATION BASED ON THE FOLLOWING:
    - PROPERTY KNOWN AS LOT 18.01 IN BLOCK 163.16 ON THE CURRENT TAX MAP NO. 13 BOROUGH OF WALDWICK, BERGEN COUNTY, NJ.
    - A MAP ENTITLED "SUBDIVISION PLAT OF DURANTE CONSTRUCTION CORP. BOROUGH OF WALDWICK, BERGEN COUNTY, NJ" PREPARED BY RICHARD M. VAN KEUREN AND FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON MAY 3, 1960 AS MAP NO 5528.
    - PROPERTY DESIGNATED AS LOT 18.04 IN BLOCK 163.16 ON A MAP ENTITLED "MINOR SUBDIVISION, BLOCK 163.16 - LOT 18.01, 289 WYCKOFF AVENUE FOR BCW/MADELINE HOUSING PARTNERS, LLC" PREPARED BY SCHWANEWEDE, HALS & VINCE, DATED JUNE 16, 2022, LAST REVISED NOVEMBER 10, 2023.
    - V BOOK 1163 PG 1700 - V BOOK 1325 PG 1867
    - V BOOK 9427 PG 276 - DEED BK 7590 PG 192
    - V BOOK 2013 PG 795 - V BOOK 1083 PG 1435
    - V BOOK 9427 PG 867
    - A FIELD SURVEY BY SCHWANEWEDE/HALS ENGINEERING ON MARCH 8, 2021.
  - LOT AREA: 20,690 S.F. = 0.475 Ac.
  - ELEVATIONS ARE BASED ON NAVD 88.
  - PROPERTY IS LOCATED IN R-1 SINGLE FAMILY RESIDENTIAL DISTRICT.
  - THERE ARE NO KNOWN DEED RESTRICTIONS EFFECTING THE SUBJECT PROPERTY..
  - IMPROVED COVERAGE: (MAX. ALLOWED= 8,276 S.F.)
    - HOUSE = 2,769 S.F.
    - DRIVEWAY = 1,614 S.F.
    - OVERHANG = 427 S.F.
    - DECK = 96 S.F.
    - WALK = 218 S.F.
    - A/C UNITS = 16 S.F.
    - TOTAL = 5,140 S.F. / 20,690 S.F. = 24.8%
  - FLOOR AREA RATIO: (MAX. ALLOWED= 0.4.)
    - FIRST FLOOR = 2,163 S.F.
    - SECOND FLOOR = 2,588 S.F.
    - TOTAL = 4,751 S.F. / 20,690 S.F. = 0.23
  - OPEN SPACE: (MIN. ALLOWED= 6,074 S.F.)
    - LOT AREA = 20,690 S.F.
    - IMPROVED COVERAGE = 5,140 S.F.
    - TOTAL = 15,550 S.F. / 20,690 S.F. = 75.2%
  - BUILDING HEIGHT: (35' MAX. HEIGHT)
    - AVERAGE FINISH GRADE: 312.5 + 313.0 + 314.0 + 314.5 = 1254.0
    - 1254.0 / 4 = 313.5 AVERAGE GRADE
    - RIDGE = 348.4 - AVERAGE GRADE 313.5 = 34.9'
    - BUILDING HEIGHT = 34.9'
  - SEASONAL HIGH WATER TABLE = 306.9±
  - SOIL MOVEMENT:
    - FILL = 986 C.Y.
    - CUT = 279 C.Y.
    - TOTAL = 707 C.Y.
    - TOTAL STONE FILL = 109 C.Y.
    - TOTAL STORMTECH UNIT CUT = 80 C.Y.
    - TOTAL IMPORT = 736 C.Y.
  - TREES TO BE REMOVED = 46.
  - QUALIFIED TREES TO BE REMOVED = 4. TREES EXEMPT FROM REPLACEMENT = 42.
  - REPLACEMENT TREES = 4.
  - DESIGN ENGINEER TO BE NOTIFIED 48 HOURS IN ADVANCE OF CHAMBER INSTALLATION FOR SOIL TESTING.

**SOIL EROSION AND SEDIMENT CONTROL**

**PLOT PLAN**  
**BLOCK 163.16 - LOT 18.04**  
**10 BIRCH LANE**  
FOR  
**CHIRAG BALIWALA**  
BOROUGH OF WALDWICK, BERGEN CO., N.J.

**SCHWANEWEDE HALS & VINCE**  
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(201) 337-0053 - STAFF@HALSENGINEERING.COM

**DAVID A. HALS, PE, LS, PP**  
N.J. PROFESSIONAL ENGINEER AND  
LAND SURVEYOR LIC. NO. 29994

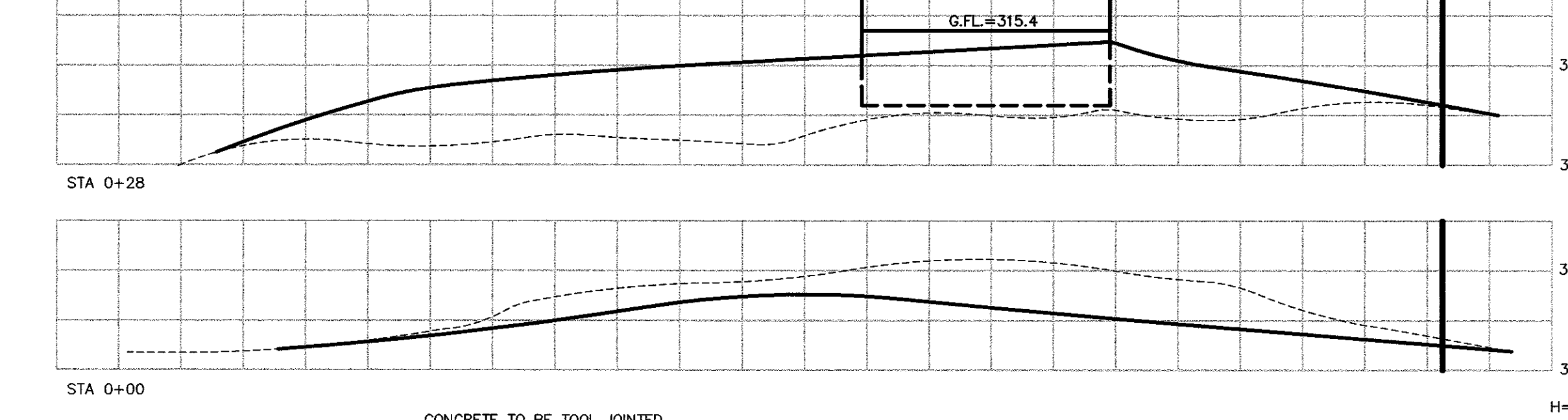
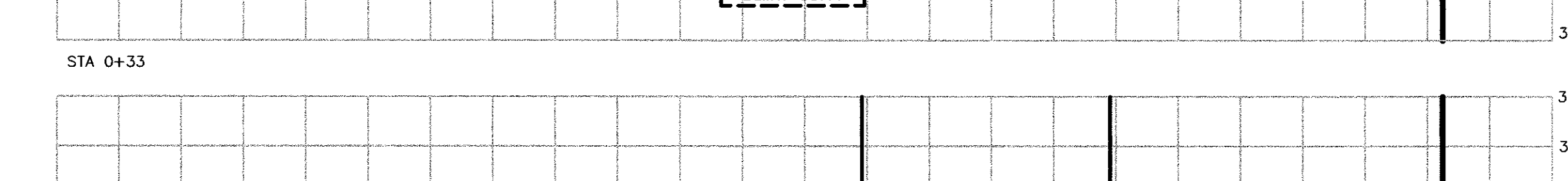
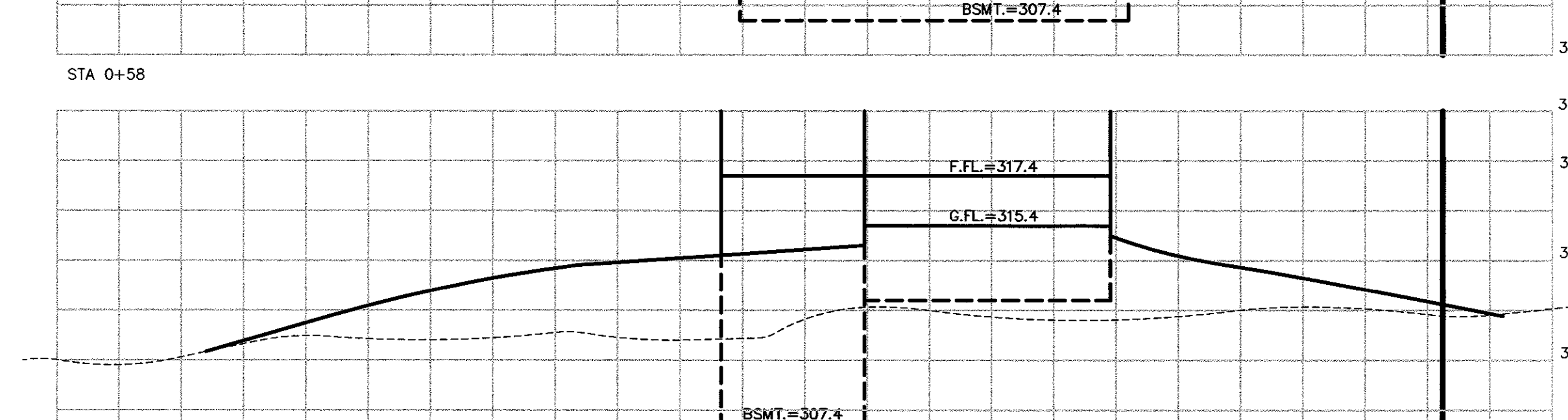
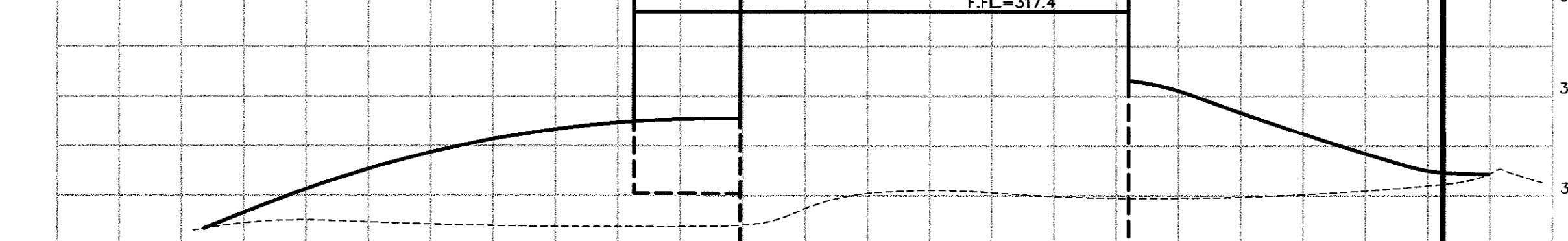
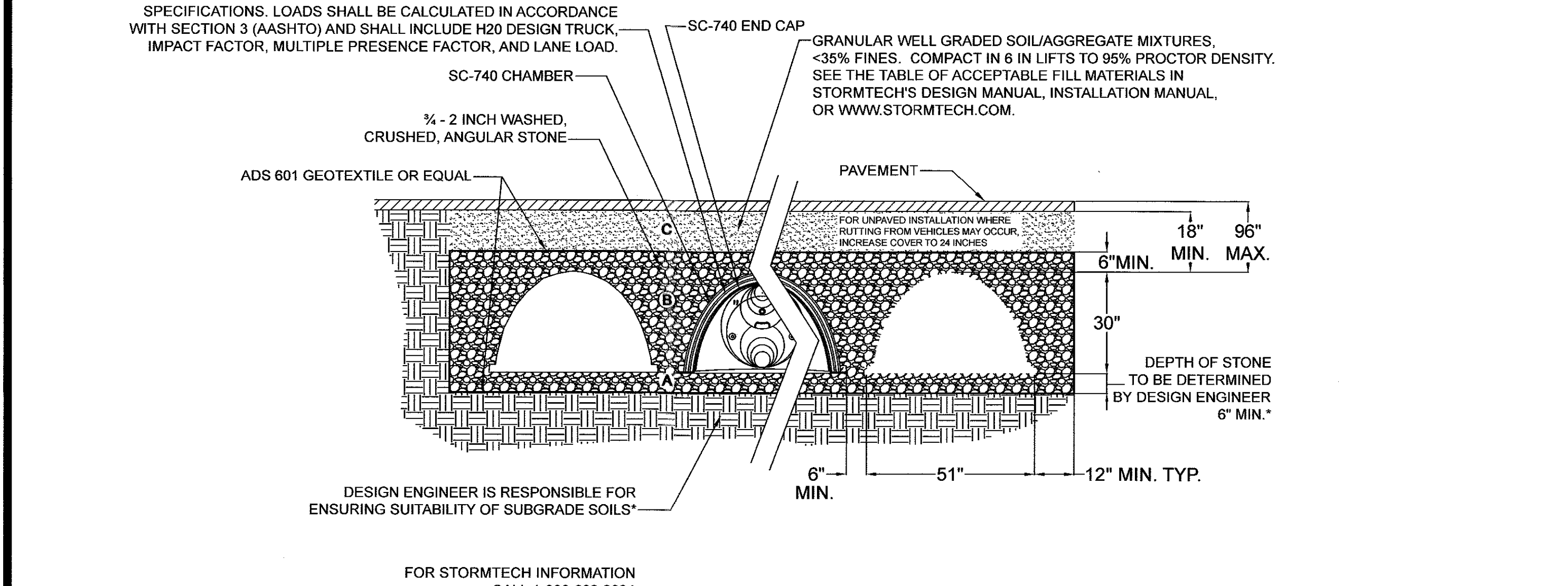
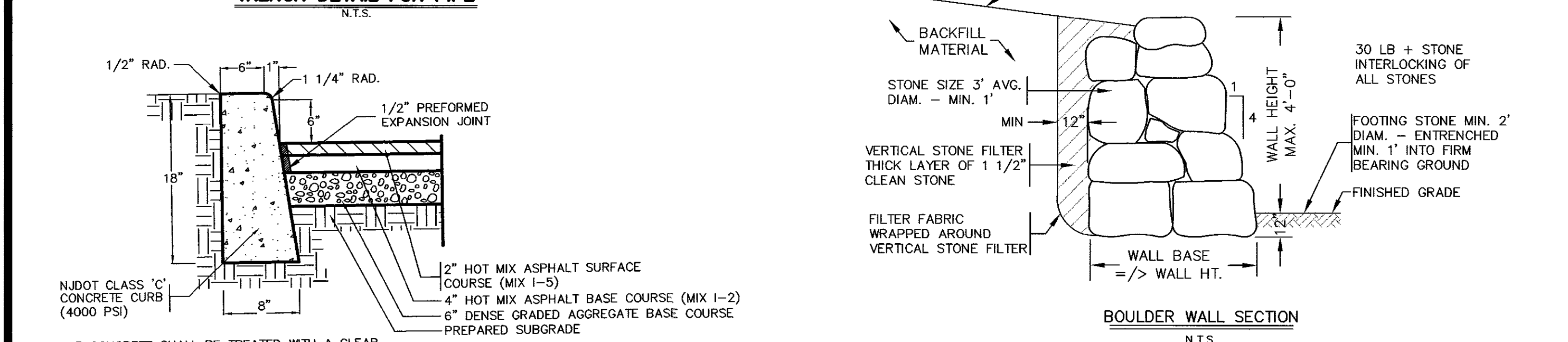
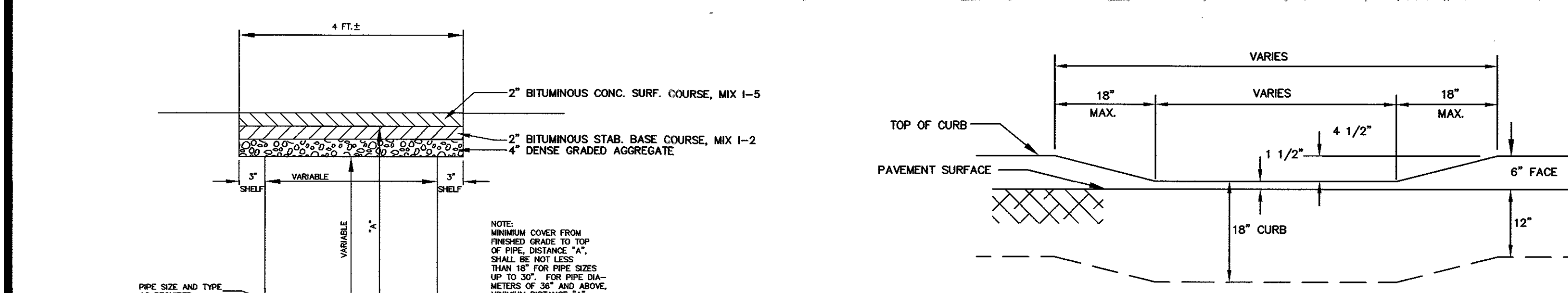
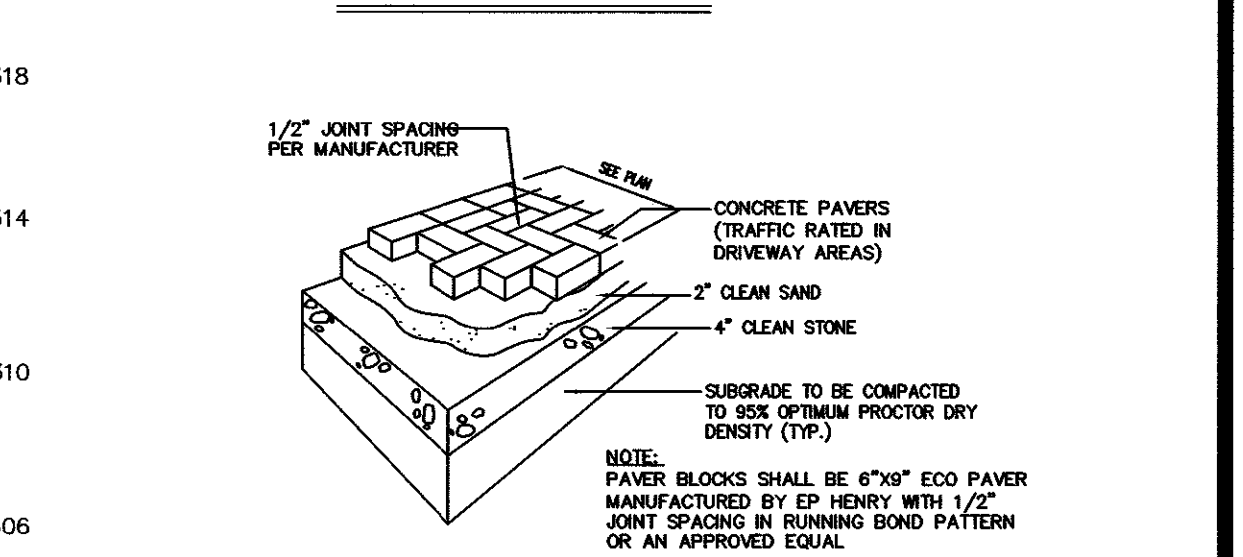
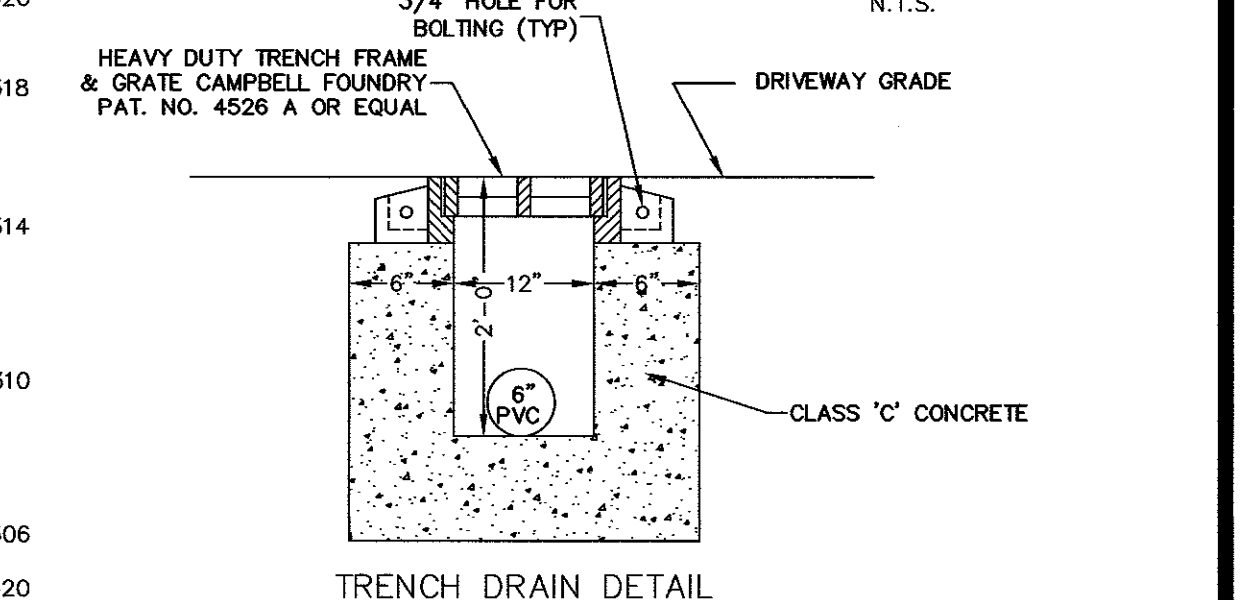
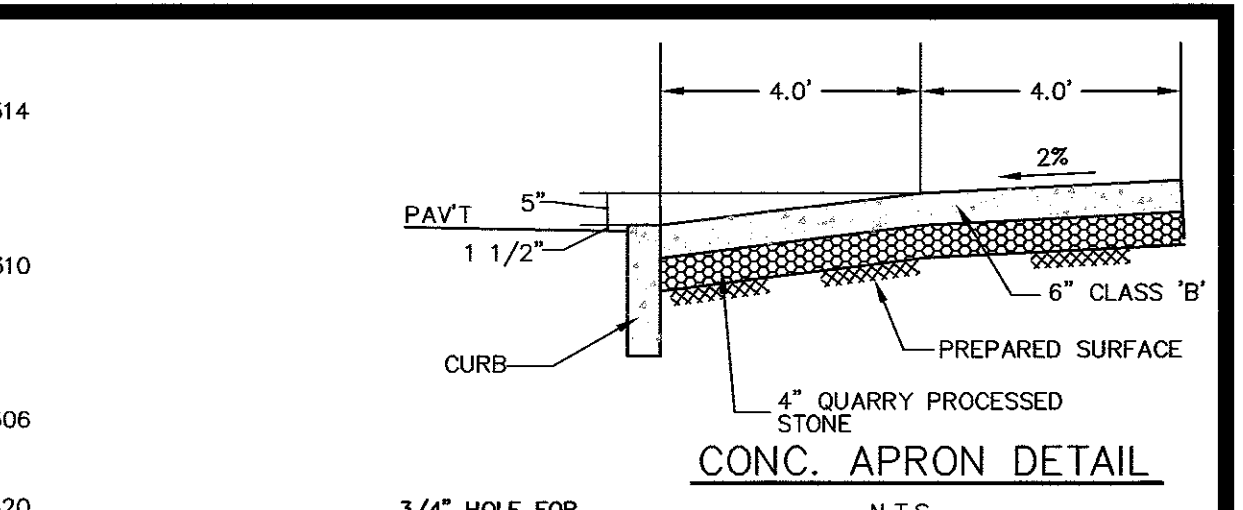
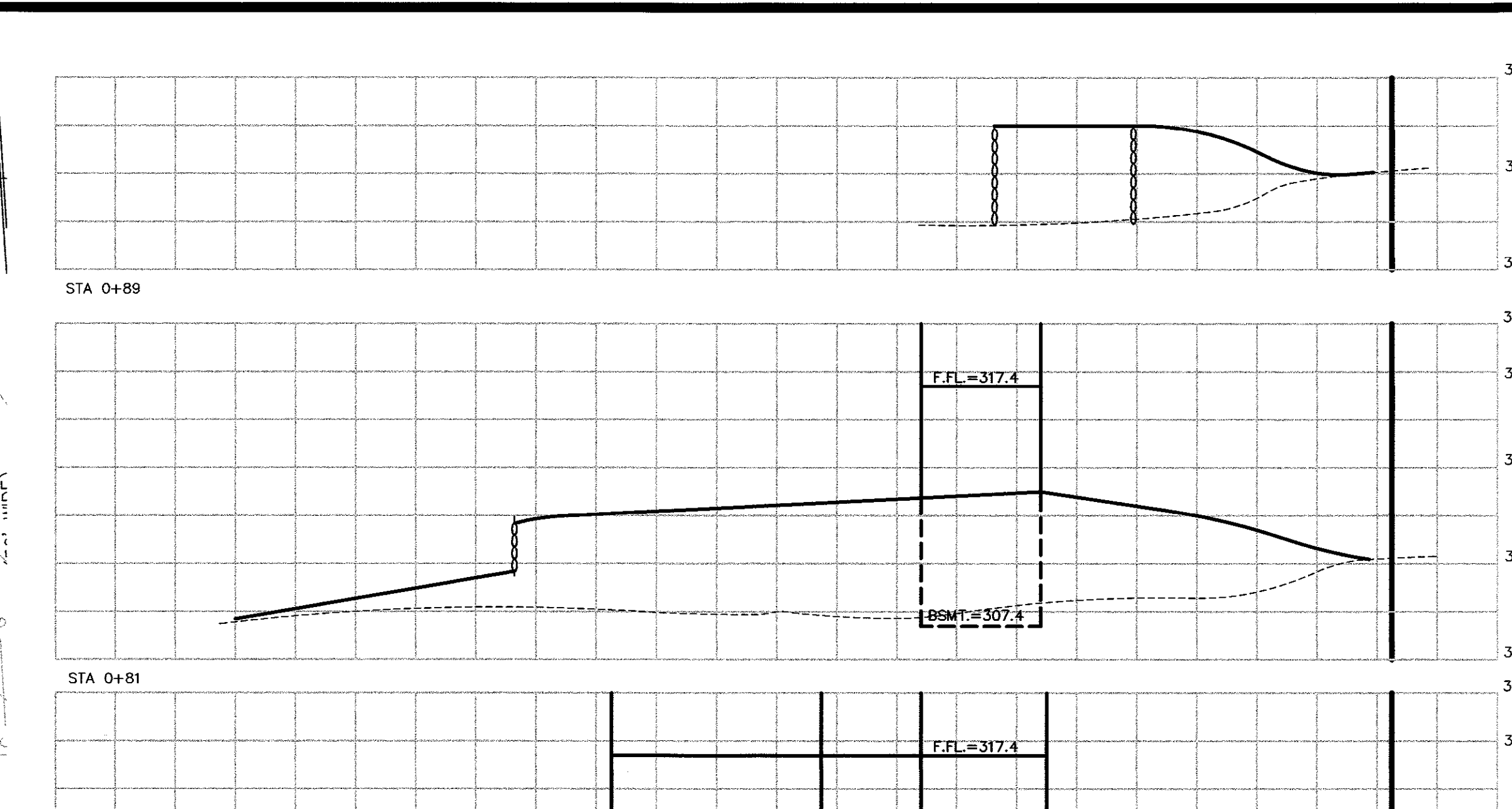
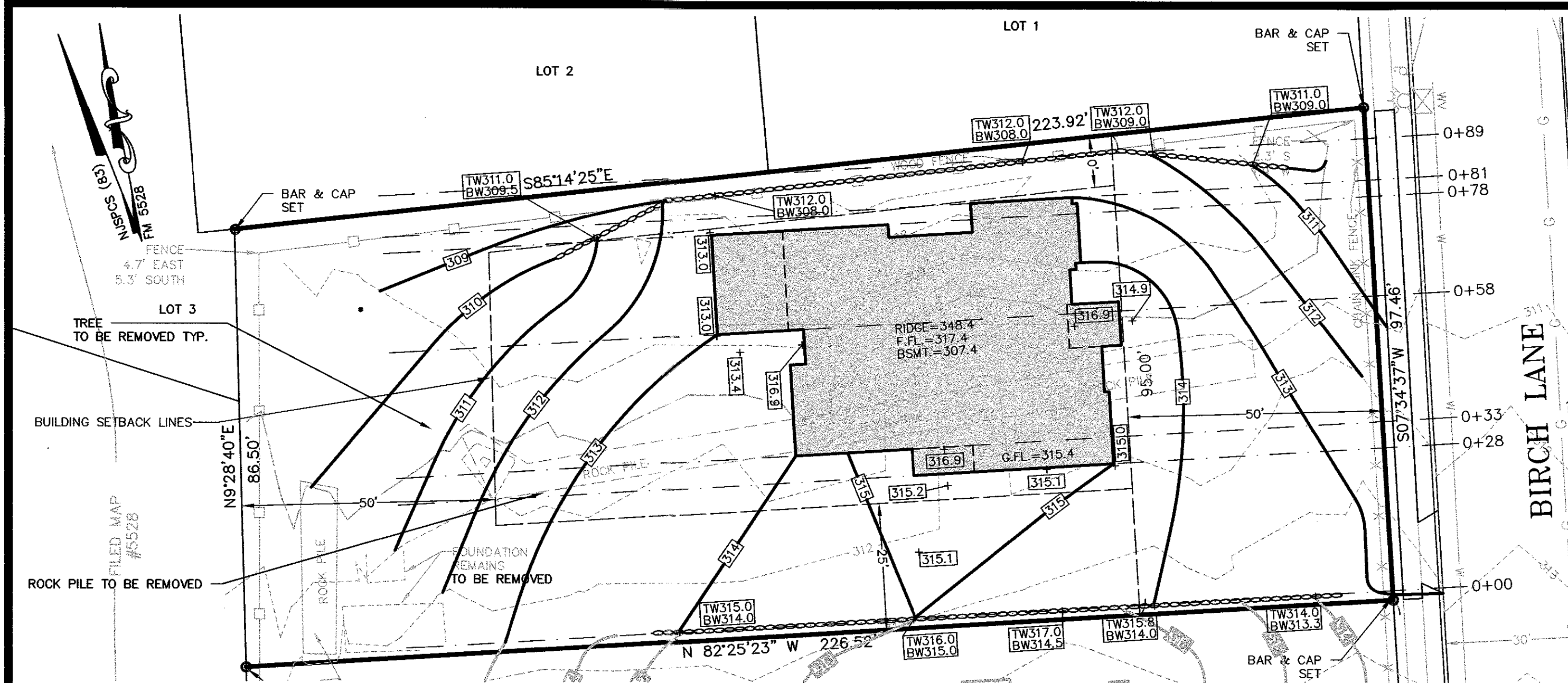
**JOSEPH F. VINCE, PE, LS, PP**  
N.J. PROFESSIONAL ENGINEER AND  
LAND SURVEYOR LIC. NO. 6842588

**SCALE**  
1"=20'  
0 20 40  
GRAPHIC SCALE

**DATE:** MAY 16, 2025  
**JOB NO:** 8798-2517  
**SHEET NO:** 1 OF 2

DATE	BY	DESCRIPTION
		REVISIONS





FILL TABLE					
STATION	DISTANCE	AREA (SF)	AVG. AREA (SF)	VOLUME (CF)	VOLUME (CY)
0+00	28	0	206	5768	213
0+28 B	—	413	—	—	—
0+28 A	5	322	328	1648	60
0+33 B	—	334	—	—	—
0+33 A	25	266	324	8100	300
0+58 B	—	362	—	—	—
0+58 A	20	332	340	6810	252
0+78 B	—	349	—	—	—
0+78 A	3	449	464	1392	51
0+81 B	—	480	—	—	—
0+81 A	—	576	—	—	—
0+89	8	170	373	2894	110
				TOTAL:	886

CUT TABLE					
STATION	DISTANCE	AREA (SF)	AVG. AREA (SF)	VOLUME (CF)	VOLUME (CY)
0+00	—	187	93	2604	96
0+28 B	28	0	—	—	—
0+28 A	—	0	—	—	—
0+33 B	5	0	0	0	0
0+33 A	—	93	—	—	—
0+58 B	25	123	123	3075	113
0+58 A	—	154	—	—	—
0+78 B	20	92	92	1840	68
0+78 A	—	21	—	—	—
0+81 B	3	17	17	51	2
0+81 A	—	0	—	—	—
0+89	8	0	0	0	0
				TOTAL:	279

FILL = 986 CY  
CUT = 279 CY  
IMPORT = 707 CY

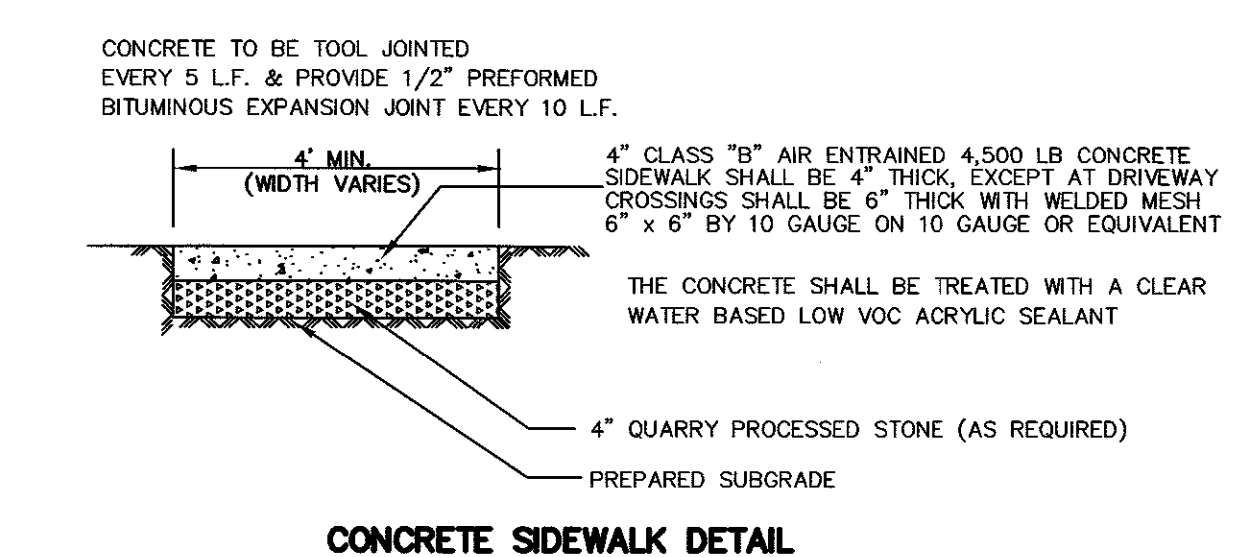
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