LOT COVERAGE CALCULATIONS

EXISTING	
DWELLING	1596 sf
COVERED PORCHES	342
DECK	352
GARAGES	1012
TOTAL	3302 sf = 22.3%
FRONT WALK/STEPS	188
DECK STEPS	16
REAR PATIO	448
REAR WALKS/STEPS	178
DRIVEWAY	3560
TOTAL	7692 sf = 52.1%

PROPOSED	
DWELLING	2550 sf = 17.3%
FRONT WALKS, STEPS	236
REAR PATIOS	200
MECH. PADS	32
DRIVEWAYS	1324
TOTAL	4342 sf = 29.4%

Front Yard Cov. = 1324 / 3168 = 41.8%+

R-9 Residential				
	Requirements	Existing	Proposed	Variance
Lot Area	9,000 sf	14,778 sf	14,778 sf	No
Lot Width	75 ft	62.04 ft	62.04 ft	No*
Lot Frontage	50 ft	62.04 ft	62.04 ft	No
Setbacks				
Front Yard	34.3 ft	39.4 ft	50.0 ft	No
Side Yard	10 ft	6.3 ft/13.2 ft	10.0 ft/10.3 ft	No**
Comb. Side	27%(L.W.)	19.5 ft	20.3 ft	No**
Rear Yard	30 ft	142.3 ft	118.7 ft	No
Bldg. Hgt.	2 ½ sty/30 ft	2 sty/29.7 ft	2.5 sty/28.1 ft	No
Coverage	25%	3302 sf/22.3%	2550 sf/17.3%	No
FAR***	37.5%	–	3961 sf/26.8%	No
Improved Cov.	4720 sf/31.9%	7692 sf/52.1%	4342 sf/29.4%	No**

* Existing non-conformity.
** Existing non-conformity to be eliminated.
*** See Architectural Plans.
+Variance Requested for Driveway Coverage – 30% Allowed vs 41.8% Proposed
Variance Requested for Distance between Driveway Openings For Two Family – 20 ft Required vs 2.3 ft Proposed
Variance Requested for Two Family Home in R-9 Zone(Allowed in R-7.5).

Soil Moving Requirements	
Basement	
Area = 1770 sf Area w/1.5' overdig = 2034 sf Avg. Cut = 7.0 ft Cut = (2034 sf)(7.0 ft)= 527	
Credit for exist. dwelling Bsm't area= 1596, Depth= 5.0' (1596 sf)(5.0 ft) = 296 yds	
Total Cut = 527-296	231 yds cut
Backfill = (2034-1770)(7.0)	68 yds fill
Garage Fnd. 76 L.ft	
(76 ft)(4.5)(4.5)	57 yds cut
Backfill (2/3)(57)	38 yds fill
1000 Gal Seepage Pit	80 yds cut
	14 yds fill
Total Cut	368 yds cut
Total Fill	120 yds fill
Net Soil Removed from Site	248 yds

Finished Ground Elev.
100.8
100.6
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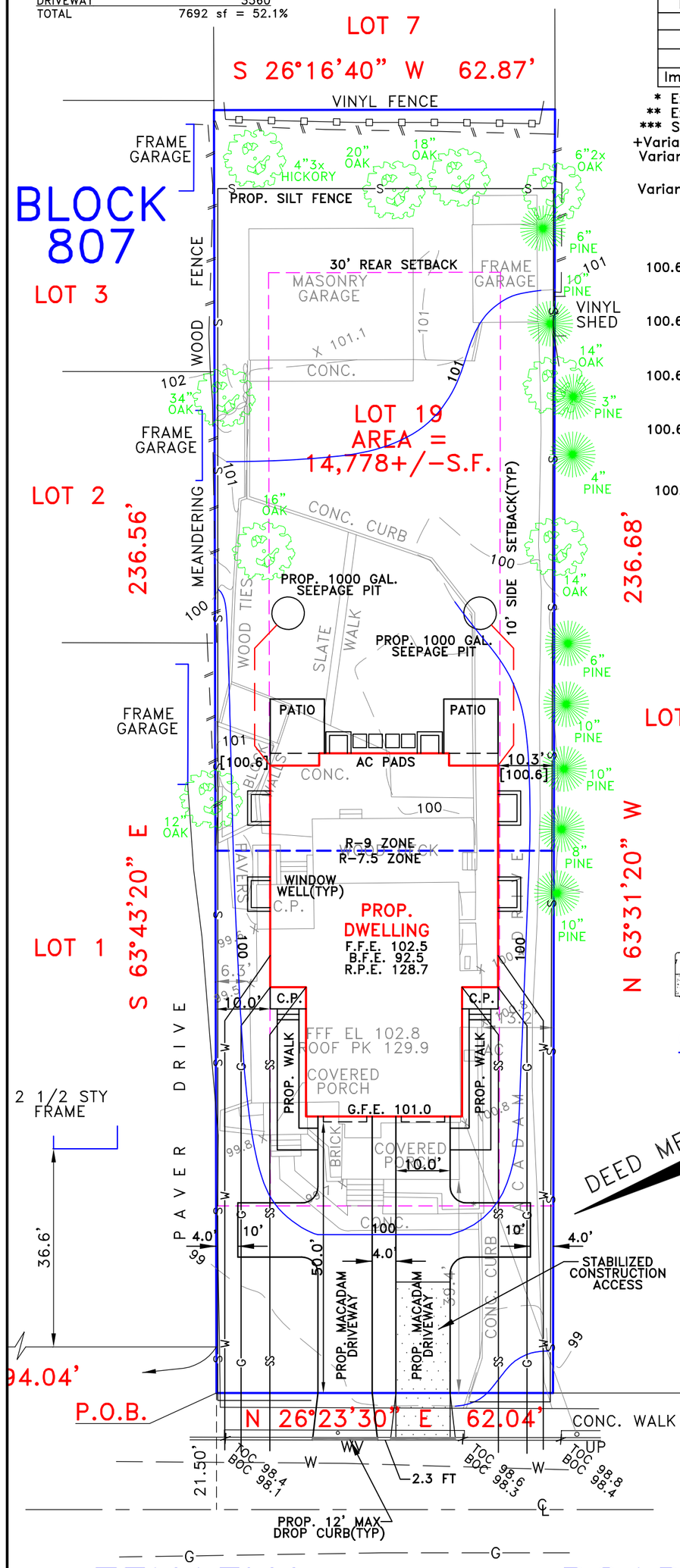
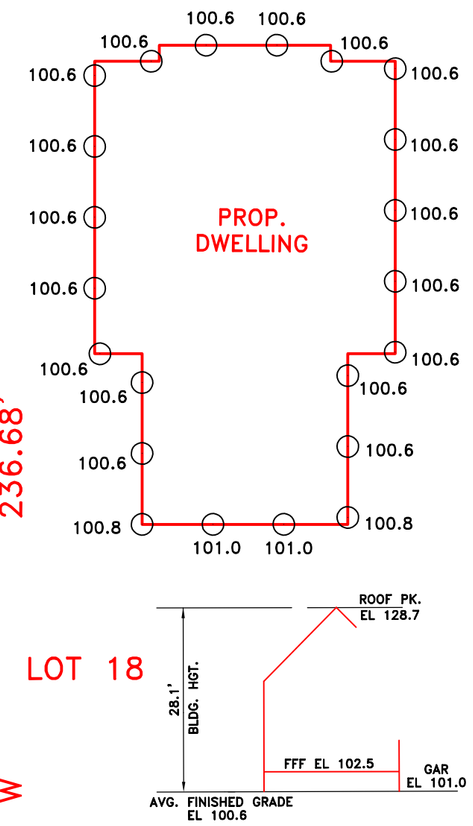
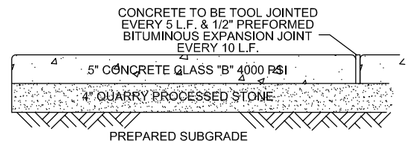
100.6
100.6
100.8
101.0
101.0
Avg. Elev. 100.6
Peak Elev. 127.7
Avg. Elev. 100.6
Bldg. Hgt. 28.1'

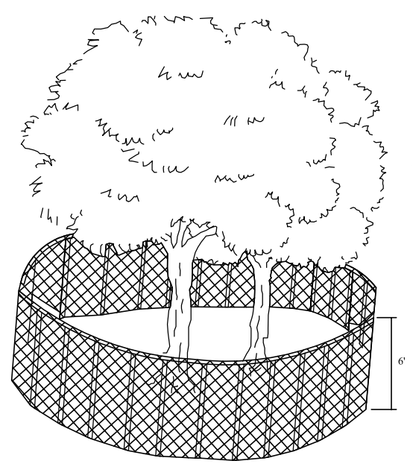




BUILDING HEIGHT CALCULATION
N.T.S.

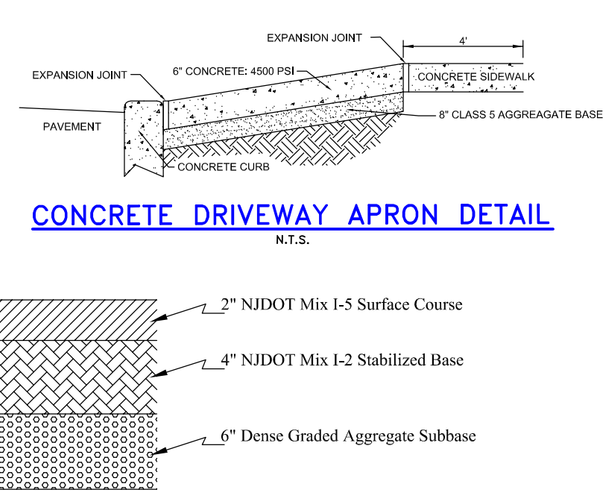


CONCRETE SIDEWALK DETAIL
N.T.S.



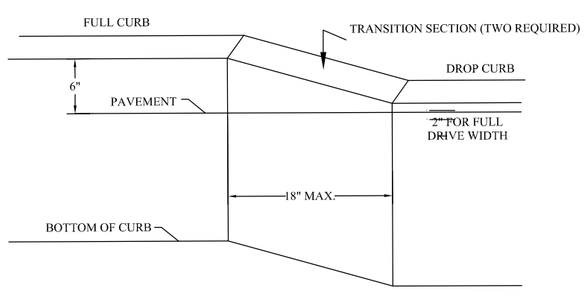
NOTE: FENCE TO BE A PORTABLE 6' HIGH CHAIN LINK FENCE.

TREE PROTECTION DETAIL
N.T.S.

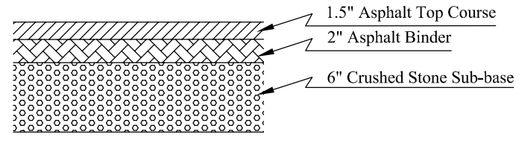


CONCRETE DRIVEWAY APRON DETAIL
N.T.S.

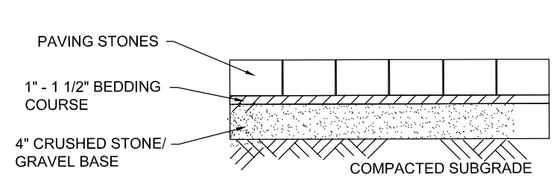
ROADWAY REPAIR DETAIL
N.T.S.



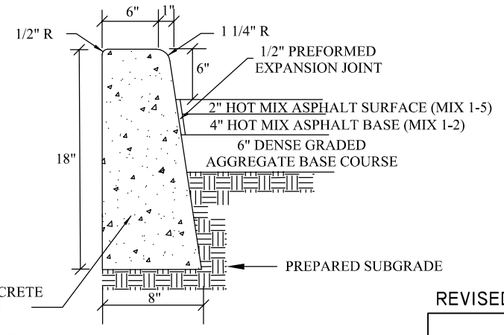
DROP CURB DETAIL
N.T.S.



DRIVEWAY PAVEMENT DETAIL
N.T.S.

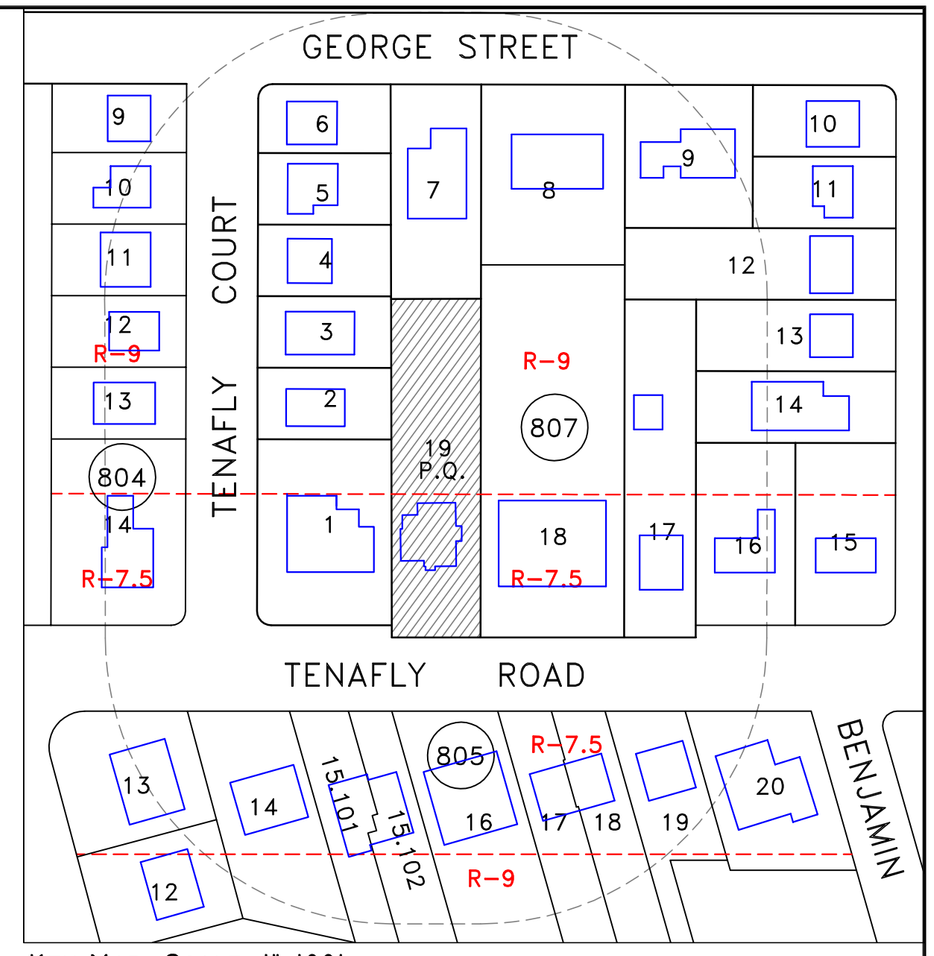


PAVER WALK/PATIO DETAIL
N.T.S.



CONCRETE CURB DETAIL
N.T.S.

DRAINAGE CALCULATIONS (3 Inch Rainfall Event)		
Proposed Dwelling Area	=	2,550 sf
	=	367,200 si
Storage Required = 367,200 si x 3 in	=	1,101,600 ci
	=	4,769 gal
Storage Provided 2 x 2,626 gal	=	5,252 gal

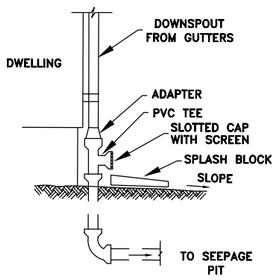


KEY MAP SCALE: 1"=100'

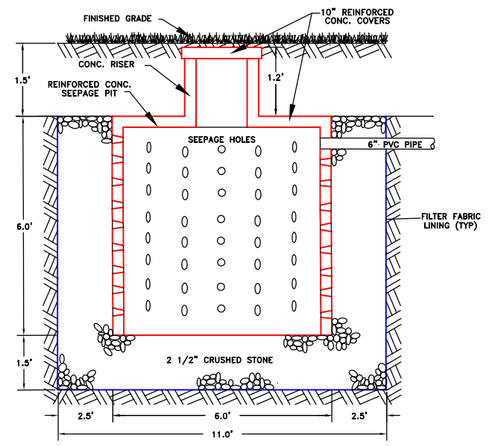
NOTES:

1. Applicant: Ilan Doron
2. Property address: 178 Tenafly Road, Tenafly, NJ.
3. Property known as Block 807, Lot 19 in accordance with the Tax Assessment Map of the Borough of Tenafly.
4. Property is located in the R-9 and R-7.5 Residential Zones.
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 and marked-out in the field prior to commencement of construction activities.
8. Location of existing utility service connections from previous structure are to be inspected. If same are not in acceptable condition, new service connections shall be installed in accordance with Borough specifications.
9. Roof leaders shall be connected to seepage pits as shown.
10. The applicant shall be responsible for the replacement of any curbing or pavement damaged or destroyed as a result of construction activities.
11. Property survey and topography performed March 11, 2022 by this office.

ADJOINING OFFSETS			
BLOCK	LOT	ADDRESS	OFFSET
807	1	184 Tenafly Road	36.6'
807	18	172 Tenafly Road	34.3'



DOWNSPOUT DETAIL
N.T.S.



1000 GALLON SEEPAGE PIT DETAIL
N.T.S.

REVISED 4-21-22 STRUCTURES ON ADJOINING PROPERTIES

Lantelme, Kurens & Associates, P.C. Engineers & Land Surveyors
101 West Street, P.O. Box 486, Hillsdale, New Jersey 07642 (201) 666-2450

SCALE: 1"=20'	**SITE PLAN FOR ILAN DORON** **Lot 19 Block 807 178 Tenafly Road** **Borough of Tenafly, Bergen County, N.J.**	CERTIFIED TO:
DATE: APRIL 6, 2022		
PARTY: DR/JN		
PREPARED BY: CJL		
DRAWN BY: SPM	PROPERTY SITUATED IN THE BOROUGH OF TENAFLY, BERGEN COUNTY, NEW JERSEY.	
LOT No. 19		
BLOCK No. 807	MAP SOURCE: TAX ASSESSMENT MAP OF THE BOROUGH OF TENAFLY, BERGEN COUNTY, NEW JERSEY.	Christopher Lantelme P.E. & L.S. 39580
FILE NO. SPI78TENAFLY		