

IMPERVIOUS COVERAGE	
DESCRIPTION	PROPOSED
DWELLING	1,426 S.F.
DRIVEWAY	400 S.F.
PORCH	131 S.F.
WALKWAYS	103 S.F.
PATIO	363 S.F.
POOL & CONC. ACCESSORIES	N/A S.F.
IMPERVIOUS LOT COVERAGE	2,423 S.F.
LOT AREA	10,876 S.F.
TOTAL IMPERVIOUS LOT COVERAGE	22.3%
	30.4%

ZONE R-1 REQUIREMENTS	
REQUIRED	PROVIDED
MIN. LOT AREA	7,500 S.F.
MIN. LOT DEPTH	100 FT.
MIN. LOT WIDTH	75 FT.
MIN. FRONT SETBACK	30 FT.
MIN. SIDE SETBACK	7.5 FT.
MIN. SIDE SETBACK (BOTH)	18 FT.
MIN. REAR SETBACK	25 FT.
MAX. BUILDING COVERAGE	25%
MAX. BUILDING HEIGHT (FT.)	30 FT.
IMPROVED. LOT COVERAGE	35%
	30%

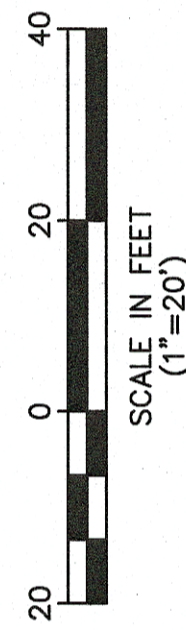
* EXISTING NON-CONFORMING

POOL SETBACK REQUIREMENTS	
REQUIRED	PROVIDED
MIN. STREET PROPERTY LINE	25 FT.
MIN. REAR	10 FT.
MIN. EQUIPMENT	10 FT.
	17.4 FT.**
	11 FT.
	17 FT.

** EXISTING NON-CONFORMING VARIANCE REQUIRED

NOTES

- THIS MAP IS NOT A SURVEY.
- THE PURPOSE OF THIS MAP IS FOR OBTAINING A PERMIT FROM THE BOROUGH OF RIVER EDGE FOR THE CONSTRUCTION OF AN IN-GROUND POOL.
- BACKWASH SHALL BE DISCHARGED TOWARDS LEE AVENUE AND NO DISCHARGE SHALL BE PERMITTED TOWARD ADJACENT PROPERTIES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT NO. 54, BLOCK NO. 1002, BOROUGH OF RIVER EDGE, COUNTY OF BERGEN, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 7/6/20.
- EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
- THE FINISHED OR RIGHT SIDE OF ANY FENCE SHALL FACE THE ADJOINING PROPERTY OR STREET.
- IN-GROUND POOLS SHALL BE COMPLETELY ENCLOSED BY A FENCE AT LEAST 4 FEET IN HEIGHT. ACCESS GATES SHALL OPEN OUTWARD AWAY FROM THE POOL AND SHALL BE SELF-CLOSING AND HAVE A SELF-LATCHING DEVICE. FENCING SHALL BE CODE COMPLIANT AND MEET NATIONAL SWIMMING POOL REGULATIONS, LOCAL BUILDING CODES AND TOWNSHIP ORDINANCE.
- ALL DISTURBED AREAS TO RECEIVE TOP SOIL AND VEGETATIVE COVER.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- ALL ELEVATIONS ARE IN NAVD 1988 DATUM



THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED THAT MAY AFFECT THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. ACCESS TO THE SITE AND PROVIDE ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS.

CERTIFICATE OF AUTHORIZATION: 236A28228900

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NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 50652

BUILDING PERMIT PLOT PLAN
LOT NO. 54 BLOCK NO. 1002
BOROUGH OF RIVER EDGE
COUNTY OF BERGEN NEW JERSEY
Scale: 1"=20' Drawn By: JB Date: 7/16/20 Job #: E20-00236 CAD File #: E20-00236_PLOTPLAN Sheet #: 1 OF 1