

KEY MAP  
SCALE: 1"=200'

REFERENCE

LOTS 17 & 18 IN BLOCK 203 AS SHOWN ON A MAP ENTITLED "WINTON GAIT ESTATES OF WYCKOFF, FINAL SUBDIVISION MAP, PROPERTY OF ENVIRONMENTAL DEVELOPERS, INC., OF WYCKOFF, BERGEN COUNTY, N.J." AND FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON AUGUST 14, 1978 AS FILED MAP # 7666. ALSO LOTS 17 & 18 IN BLOCK 203 ON PAGE 2 OF THE WYCKOFF TOWNSHIP TAX MAPS.

GENERAL NOTES

1. APPLICANT & OWNER GRANT PERMISSION FOR BOROUGH REPRESENTATIVE TO ENTER PROPERTY FOR INSPECTION.
2. APPLICANT & OWNER OF LOT 18 NOREN HAINJAHN 327 BROOKSIDE AVENUE WYCKOFF, NJ 07481
3. OWNER OF LOT 17 Alice Murphy 333 BROOKSIDE AVENUE WYCKOFF, NJ 07481
4. VERTICAL DATUM NAVD 1929.
5. PROPERTY LOCATED IN ZONE RA-25
6. COMBINED AREA OF LOTS 17 & 18 82,672 S.F. OR 1,898 ACRES
7. AS PER TITLE 40:48-2.26 THERE SHALL BE NO BRUSH, HEDGES OR PLANT LIFE MORE THAN TWO AND A HALF FEET IN HEIGHT GROWING WITHIN TEN FEET OF THE EDGE OF A ROADWAY. THEREFORE, ANY EXISTING SHRUBBERY AND/OR TREES LOCATED AT THE CORNER OF THE WINDHAM COURT NORTH AND BROOKSIDE AVENUE THAT IMPAIR THE SIGHT LINE FROM THE STOP BAR LOOKING WEST FOR A VEHICLE EXISTING WINDHAM COURT NORTH MUST BE REMOVED AND/OR CUT BACK SO AS TO ACHIEVE A SIGHT LINE OF A MINIMUM DISTANCE OF FOUR HUNDRED FEET.
8. VEHICULAR ACCESS FROM PROPOSED LOT 18.01 SHALL BE MAINTAINED ON WINDHAM COURT NORTH

LOT 17.01 LOT COVER SUMMARY

LOT AREA = 31,671 S.F.

EXISTING LOT COVERAGE	
BUILDING	2,313 S.F.
DRIVEWAY & WALK	2,174 S.F.
DECK & PATIO	994 S.F.
SHED	203 S.F.
<b>TOTAL</b>	<b>5,684 S.F.</b>

LOT COVERAGE: 5,684 / 31,671 S.F.=17.95%

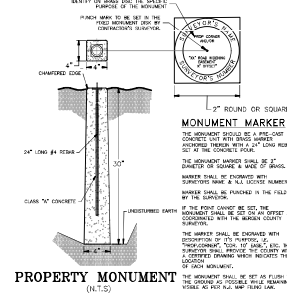
LOT 18.01 LOT COVER SUMMARY

LOT AREA = 25,001 S.F.

EXISTING LOT COVERAGE	
BUILDING	2,048 S.F.
DRIVEWAY	950 S.F.
DECK	470 S.F.
WALKWAY & PATIO	517 S.F.
<b>TOTAL</b>	<b>3,985 S.F.</b>

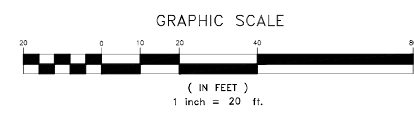
LOT COVERAGE: 3,985 / 25,001 S.F.=15.94%

ZONING SCHEDULE, ZONE RA-25											
ITEM	LOT SIZE	FRONT YARD	SIDE YARD	TOTAL SIDE	REAR YARD	MAX. BLD.HT	STORIES	MIN LOT WIDTH	MIN LOT DEPTH	BUILDING COVER	LOT COVER
REQUIREMENT	25,000 S.F.	40 FT.	20 FT.	40 FT.	35'	2.5	125 FT.	150 FT.	15.0 %	20.0 %	
EXISTING LOT 17	36,825 S.F.	53.9'	25.1'	54.7'	192.5'	35'	1.5	125.0'	295.30	6.8%	15.4%
PROPOSED LOT 17.01	31,671 S.F.	53.9'	25.1'	54.7'	190.5'	35'	1.5	125.0'	253.3'	7.9%	17.9%
EXISTING LOT 18	45,747 S.F.	44.6'	34.3'	79.4'	215.2'	35'	2.5	150.9'	295.5'	4.5%	8.7%
PROPOSED LOT 18.01	25,001 S.F.	44.6'	34.3'	79.4'	72.1'	35'	2.5	150.9'	164.5'	8.2%	15.9%
PROPOSED LOT 18.02	26,000 S.F.	40 FT.	20 FT.	40 FT.	40 FT.	35'	2.5	131.0'	155.9'	N/A	N/A



**WYCKOFF PLANNING BOARD**  
APPROVED BY THE COUNTY PLANNING BOARD COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY \_\_\_\_\_ DATE \_\_\_\_\_



REVISION DIGEST

10/21/21
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**CONKLIN ASSOCIATES ENGINEERS AND SURVEYS**  
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CERTIFICATE OF AUTHORIZATION #24GA28046300

TIBOR LATINCSICS  
N.J.P.E. 32444, N.J.P.S. 3736

STEPHEN P. EID  
N.J.P.E. 30081  
PROFESSIONAL ENGINEER & LAND SURVEYOR

SCALE: 1"=20'  
ORIGINAL PLAN DATE: 09/17/21

**MINOR SUBDIVISION PLAT**  
**LOTS 17&18 - BLOCK 203**  
IN THE  
**TOWNSHIP OF WYCKOFF**  
**BERGEN COUNTY, NEW JERSEY**

PLOT NO.: 17\_18PLOT.dwg