

Lantelme, Kurens & Associates, PC

Engineers & Surveyors 101 West Street, Hillsdale, N.J. 07642 Ph. 201-666-2450 Ph. 201-666-2450 Fax 201-666-9745

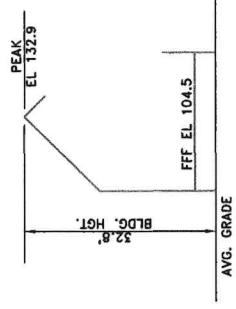
Residence R-125 Zone	
	Required
Lot Area	31,000 sf
Lot Width*	155 ft
Lot Depth*	160 ft
Setbacks	
Front Yard(N. Van Dien)	50 ft
Front Yard(N. Van Dien)	50 ft
Side Yard	20 ft
Rear Yard	40 ft
No. of Stories	2 1/2 Story
Bldg. Height	30.0 ft
Coverage by Above Grade Structures within 200'	20%
Coverage by Improvements within 200'	40% / 8750 sf
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	23,572 sf
	124.20 ft'
	174.98 ft
	51.4 ft
	85.8 ft
	33.8 ft
	24.1 ft
	2 Story
	32.8 ft
	2,207 sf/9.4%
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	5,743 sf/24.4%
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* For zoning purposes, North Van Dien Ave is used as Lot Front.

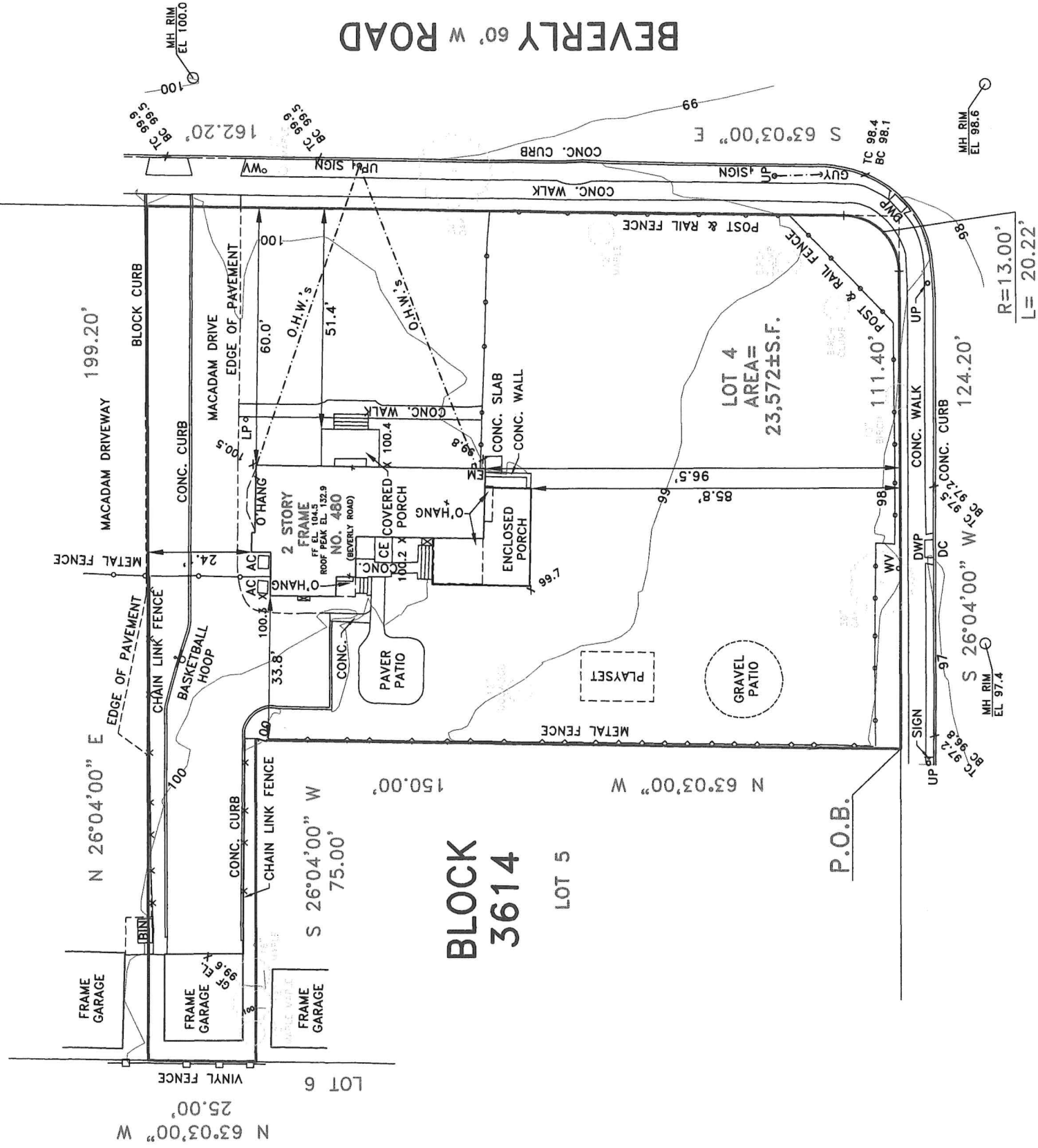
LOT COVERAGE CALCULATIONS	
DWELLING	1292 sf
PORCHES	367
GARAGE	368
TOTAL BUILDING	2027 sf = 8.6%
WALKS/STEPS	326
PAVER PATIO	269
AC PADS	14
CELLAR ENTRANCE	24
GRAVEL PATIO	255
DRIVEWAY	2828
TOTAL	5743 sf = 24.4%

BUILDING HEIGHT CALCULATION

N.T.S.



LOT 3



NORTH VAN DIEN 40' W AVENUE

HOLD RECORD DESCRIPTION.

PROPERTY CORNERS NOT SET AS PER CONTRACT.

ELEVATIONS BASED ON AN ASSUMED DATUM.
THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

TOPOGRAPHIC SURVEY

PROPERTY SITUATED IN: VILLAGE OF RIDGEWOOD,
BERGEN COUNTY, NEW JERSEY

LOT NO.: 4 (TAX MAP)

BLOCK NO.: 3614 (TAX MAP)

MAP SOURCE: TAX ASSESSMENT MAP OF THE VILLAGE OF RIDGEWOOD, BERGEN COUNTY, NEW JERSEY.

CERTIFIED TO: BENJAMIN CROOK.

SCALE: 1"=30'

DATE: 05/10/23

PARTY: DC/DR

DRAWN BY: SG/DR

NO. 4-80BEV

Christopher J. Lantelme, P.E. & L.S. 39580

LAND SURVEYOR