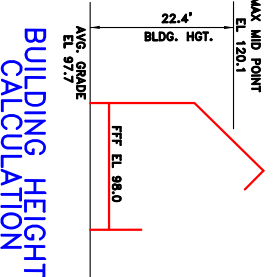


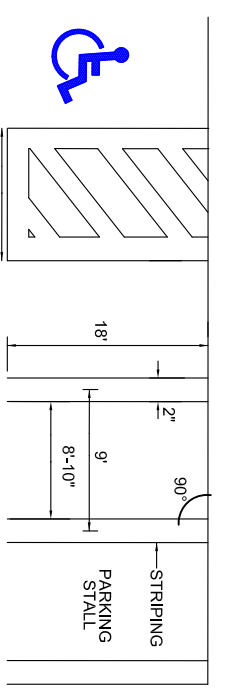
RB-2 Zone				
Requirements	Existing	Proposed	Variance	
Lot Area(Unit)	2,904 sf	11,550 sf	2,888 sf	Yes
Lot Area(Total)	60,000 sf	11,350 sf	11,350 sf	No*
Lot Width	200 ft	75.00 ft	75.00 ft	No*
Lot Depth	200 ft	154.00 ft	154.00 ft	No*
Setbacks				
Front Yard	35 ft	19.5 ft	22 ft	Yes*
Side Yard	20 ft	38.9 ft	10.0 ft	Yes
Side Yard	20 ft	11.3 ft	27.0 ft	No*
Side Yard	45 ft	50.2 ft	37.0 ft	Yes
Rear Yard	40 ft	78.0 ft	72.0 ft	No
Play Area	400 sf/unit	-	None	Yes
Density	15 unit/acre	-	15.1	Yes
Bldg. Hgt.	2 sty/30 ft	2 sty/29.1 ft	2 sty/22.4 ft	No
Bldg. Coverage	25%	1402 sf/12.1%	2200 sf/19.0%	No
Parking Cov.	30%	1992 sf/17.2%	5766 sf/49.9%	Yes
Accessory Cov.	10%	492 sf/4.3%	NA	No
Parking	10 Spaces	-	10 Spaces	No
Alley Width	24 ft	-	20 ft	Yes

\* Existing Non-Conformity:

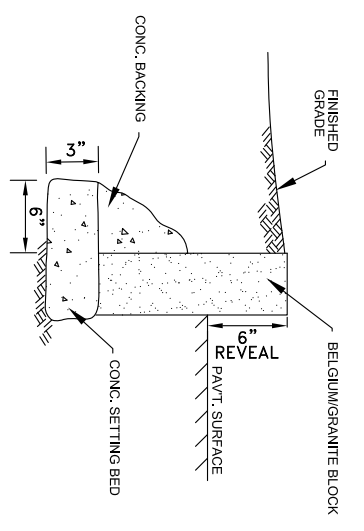
Ground Elev.	Ground Elev.
95.0	100.8
95.0	100.8
95.7	95.7
Avg. Elev. 97.7	
Bldg. Elev. 127.7	
Avg. Elev. 120.1	
Bldg. Hgt. 22.4'	



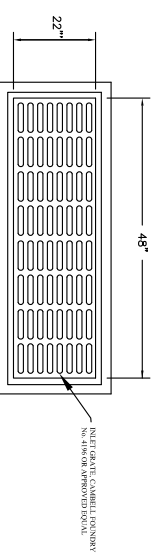
BUILDING HEIGHT CALCULATION



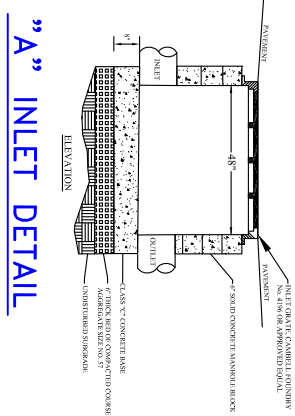
STRIPING DETAIL



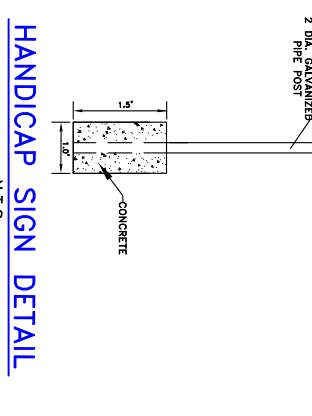
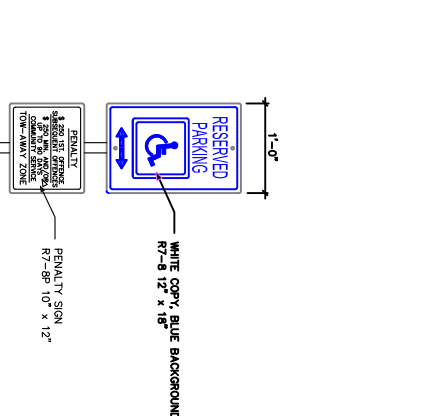
BELGIUM CURB DETAIL



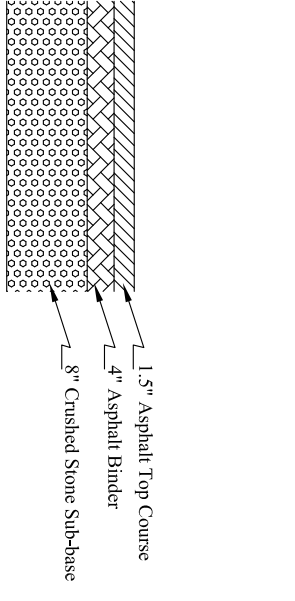
PROP. 8' HIGH APPROPRIATE SPACED 8' ON CENTER



"A" INLET DETAIL

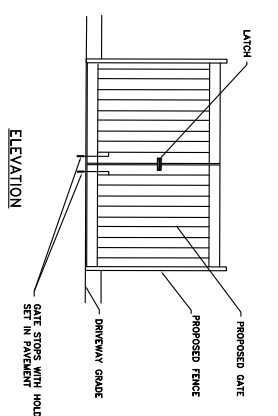


HANDICAP SIGN DETAIL

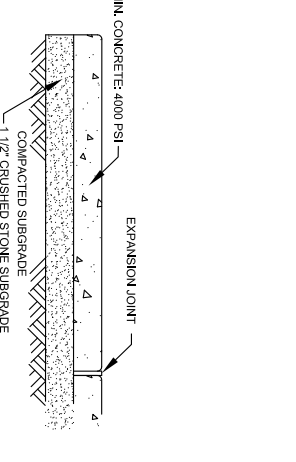


DRIVEWAY PAVEMENT DETAIL

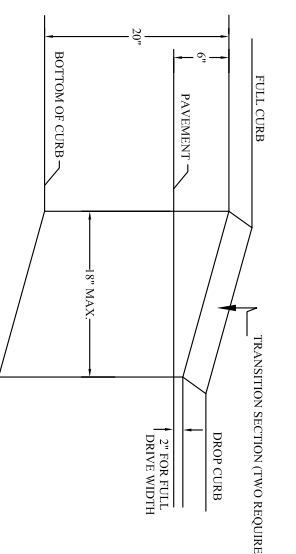
Soil Moving Requirements	
Basement	
Area = 1242 sf	Area w/1.5' overdig = 1472 sf
Avg. Cut = 6.0 ft	Cut = (1472 sf)(6.0 ft) = 327
Credit for exist. dwelling	Bsm't area = 1324, Depth = 5.0'
	(1324 sf)(5.0 ft) = 245 yds
Total Cut = 327 - 245	Backfill = (1472 - 1242)(6.0)
Foundation 118 L-ft	82 yds cut
(118 ft)(4.5)(4.5)	51 yds fill
Backfill (2/3)(89)	89 yds cut
Seepage Pits	59 yds fill
	144 yds fill
	24 yds fill
Total Cut	315 yds cut
Total Fill	134 yds fill
Net Soil Imported to Site	181 yds



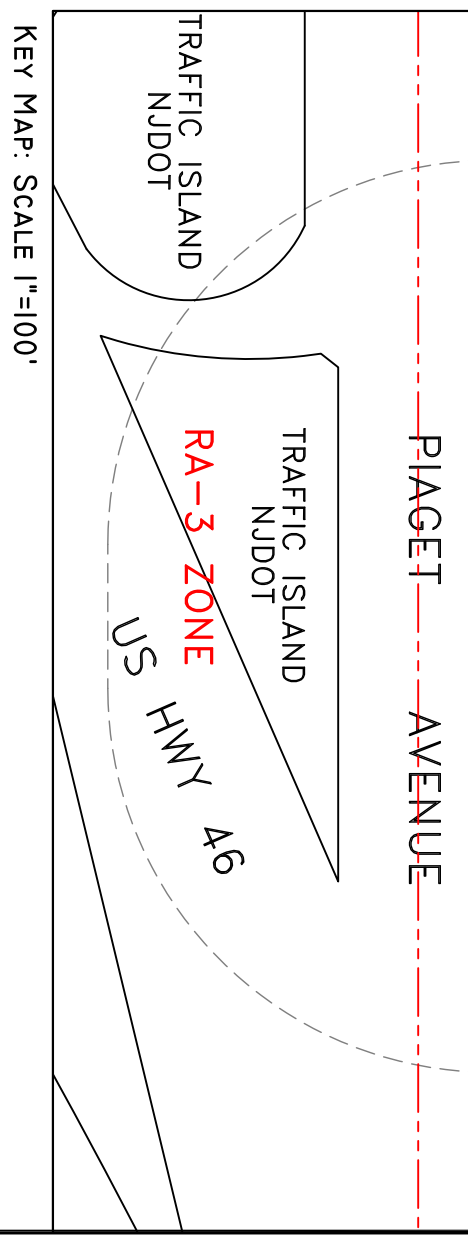
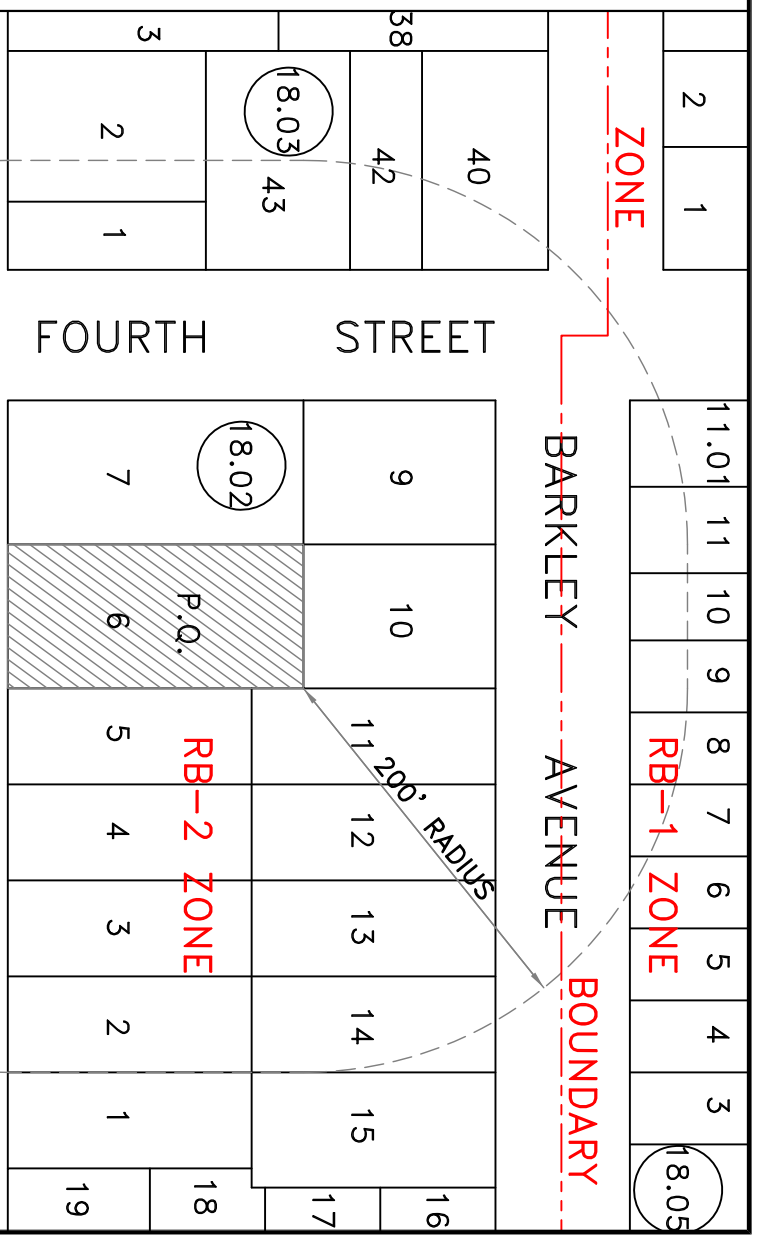
DUMPSTER PAD ENCLOSURE



CONCRETE SIDEWALK DETAIL

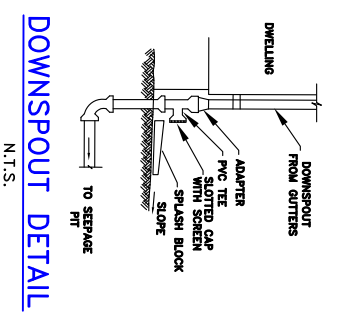


DROP CURB DETAIL

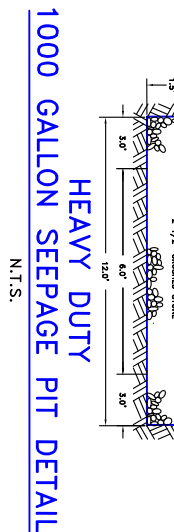


KEY MAP: SCALE 1"=100'

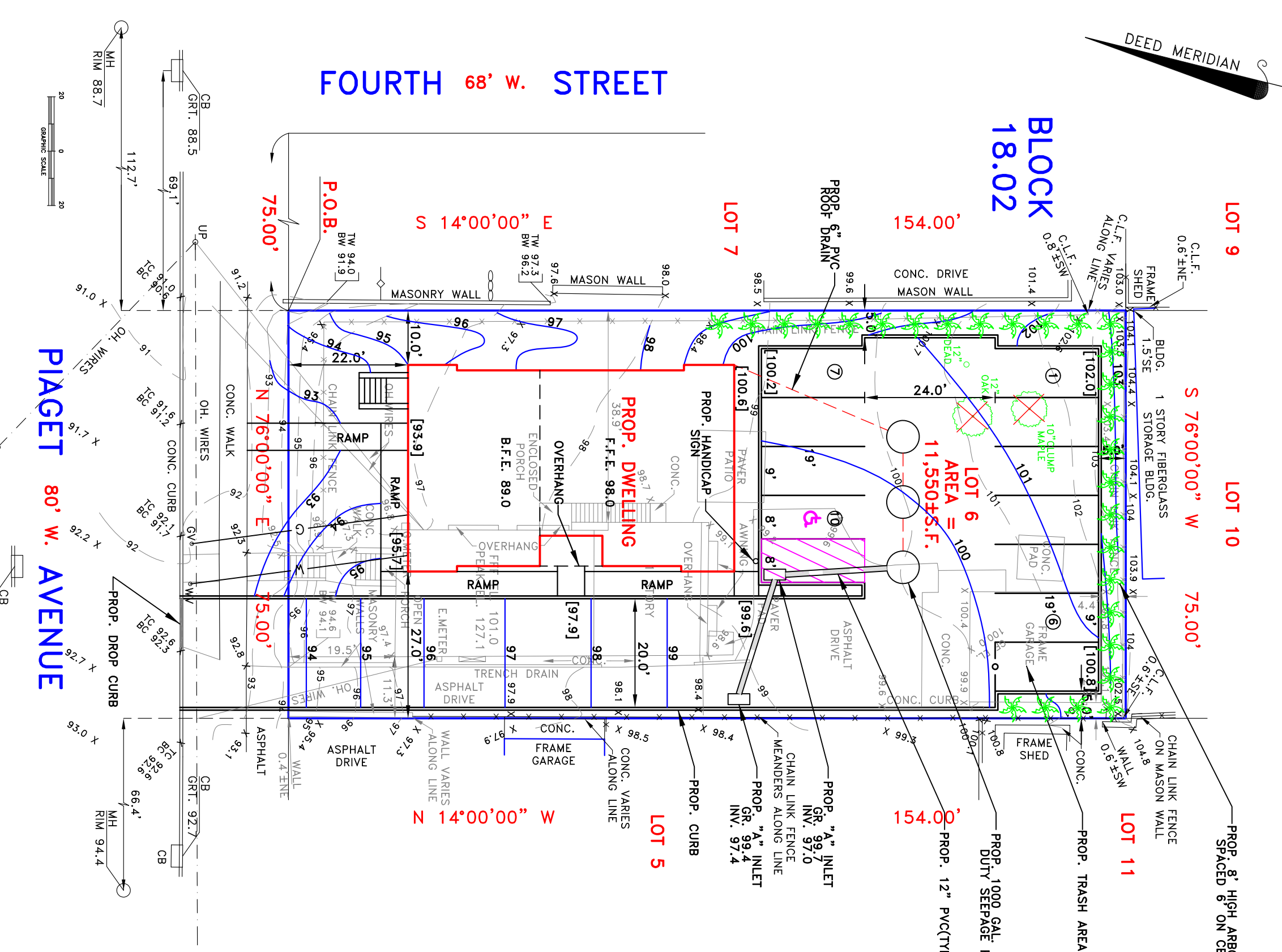
- NOTES:
1. Applicant: Michael Ponce LLC
  2. Property address: 347 Piaget Avenue Clifton, NJ
  3. Property known as Block 18.02, Lot 6 in accordance with the Tax Assessment Map of the City of Clifton, Tax Map Sheet No. 18.
  4. Property is located in the RB-2 Zone.
  5. Elevation based on assumed datum.
  6. All utility lines shown are assumed to be in place and to be verified and marked-out in the field prior to commencement of construction activities.
  7. Underground utility locations to be verified and marked-out in the field prior to commencement of construction activities.
  8. Existing utility service connections from previous structure are to be inspected, if some are not in acceptable condition, new service connections shall be installed in accordance with applicable specifications.
  9. Record drawings shall be provided to the applicant 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 October 10, 2019 by this office.
  12. To the best of our knowledge, no easements or protective covenants exist on the property.
  13. Parking Required: 2.0 Spots per Unit = 4 x 2.0 = 8 Spaces  
Required Spaces for Residential = 2 x 1.0 = 2 Spaces  
Total Spaces Provided = 10 Spaces



DOWNSPOUT DETAIL



HEAVY DUTY 1000 GALLON SEEPAGE PIT DETAIL



Board Chairperson \_\_\_\_\_ Date \_\_\_\_\_  
 Board Secretary \_\_\_\_\_ Date \_\_\_\_\_  
 Board Engineer \_\_\_\_\_ Date \_\_\_\_\_

CITY OF CLIFTON  
 PLANNING BOARD

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

**SITE PLAN MICHAEL PONCE**  
 Lot 6 Block 18.02 347 Piaget Avenue  
 City of Clifton, Bergen County, N.J.

SCALE: 1"=20'  
 DATE: APRIL 6, 2020  
 PARTY: DC/EW  
 PREPARED BY: CJL  
 DRAWN BY: SPM

LOT NO. 6  
 BLOCK NO. 18.02  
 MAP SOURCE: TAX ASSESSMENT MAP OF THE CITY OF CLIFTON, BERGEN COUNTY, NEW JERSEY.

CERTIFIED TO:  
 Christopher Lantelme  
 P.E. & L.S. 39580