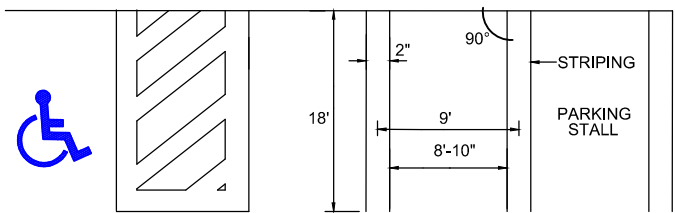
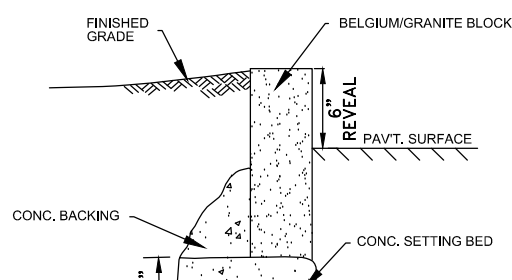


RB-2 Zone				
	Requirements	Existing	Proposed	Variance
Lot Area (Unit)	2,904 sf	11,550 sf	2,888 sf	Yes
Lot Area (Total)	60,000 sf	11,550 sf	11,550 sf	Yes*
Lot Width	200 ft	75.00 ft	75.00 ft	Yes*
Lot Depth	200 ft	154.00 ft	154.00 ft	Yes*
Front Yard	35 ft	19.5 ft	22 ft	Yes
Side Yard	20 ft	38.9 ft	10.0 ft	Yes
Side Yard Both	20 ft	11.3 ft	27.0 ft	No
Side Yard Both	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
Aisle Width	24 ft	-	20 ft	Yes

* Existing Non-Conformity.

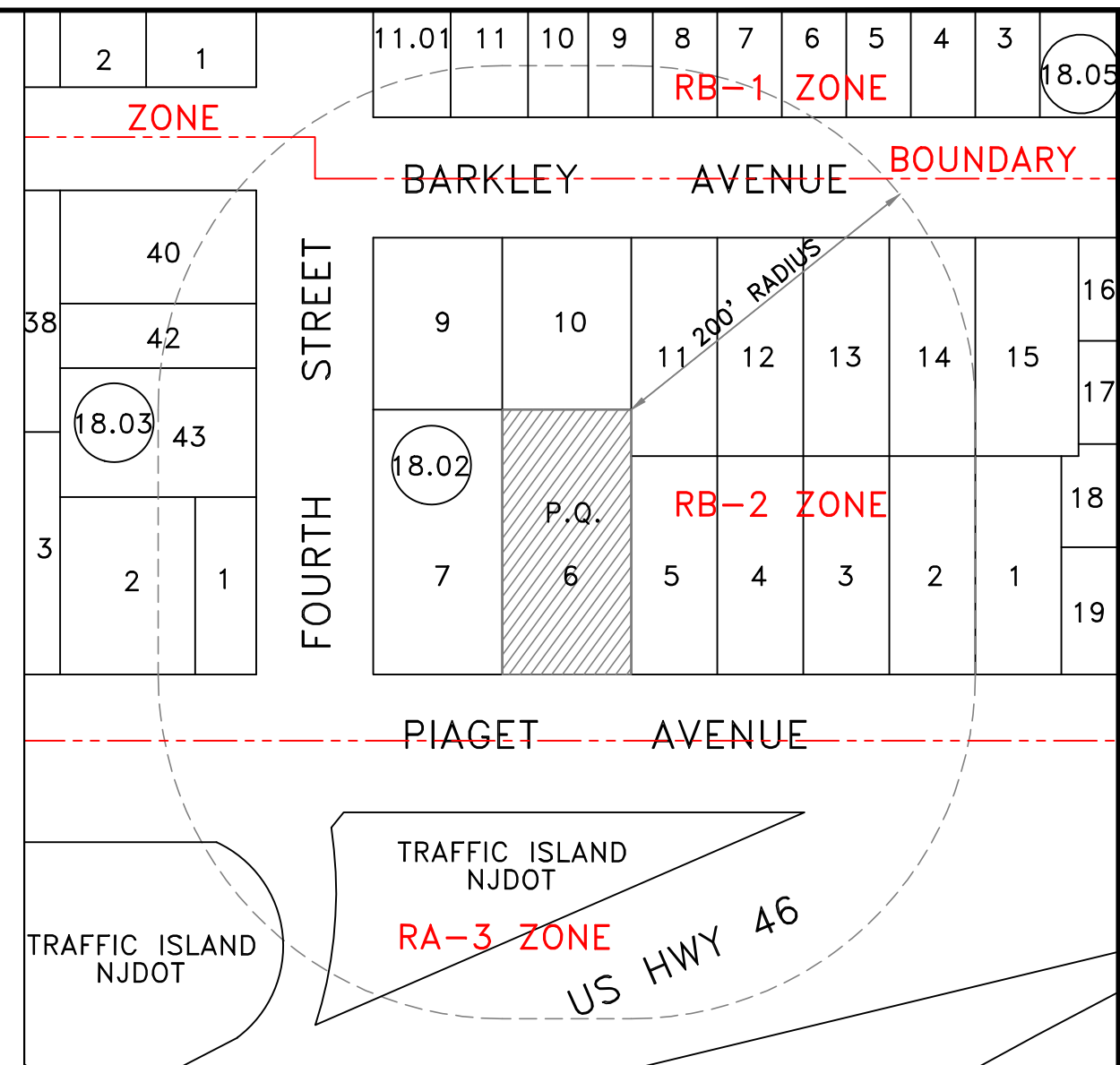


STRIPING DETAIL
N.T.S.



BELGIUM CURB DETAIL
N.T.S.

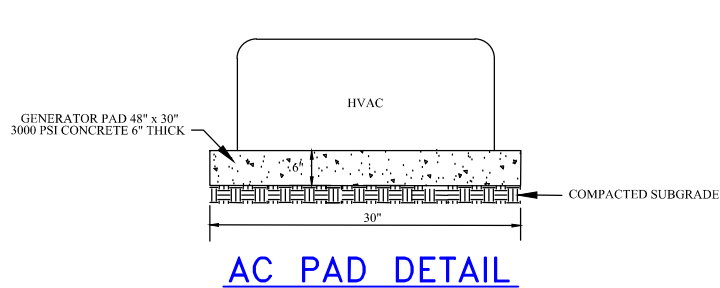
Soil Moving Requirements	
Basement	
Area = 1242 sf	Area w/1.5' overdig = 1472 sf
Avg. Cut = 6.0 ft	Cut = (1472 sf)(6.0 ft) = 327
Credit for exist. dwelling Bsm't area = 1324, Depth = 5.0' (1324 sf)(5.0 ft) = 245 yds	
Total Cut = 327 - 245	82 yds cut
Backfill = (1472-1242)(6.0)	51 yds fill
Foundation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



KEY MAP: SCALE 1"=100'

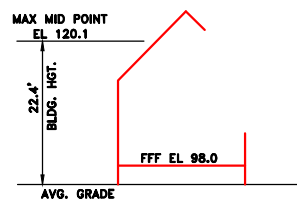
NOTES:

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. Elevations based on 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. 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, sidewalk 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 subject property.
13. Parking Required:
 - 2.0 Spots per Unit = 4 x 2.0 = 8 Spaces
 - 1.0 Spot per Two Units = 2 x 1.0 = 2 Spaces
 - Required Spaces for Residential = 10 Spaces
 - Total Spaces Provided = 10 Spaces
14. Applicant shall ensure all disturbed areas are stabilized. Applicant shall topsoil, seed, hay and straw mulch disturbed areas.
15. Applicant shall protect and perimeter fencing, curbs, walkways, plantings and walls on adjacent properties during construction.
16. Applicant shall ensure that the operations of soil movement vehicles are not to be utilized in a way that would deposit soil on any street, sidewalk or within any private property.
17. Applicant shall certify that all imported soil is clean in accordance with current NJDEP Residential Standards.
18. Applicant is responsible for any negative drainage impacts on adjacent properties.

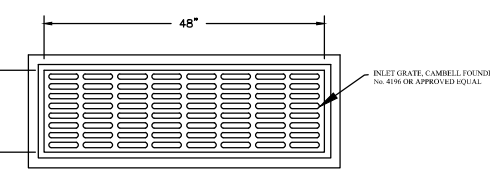


AC PAD DETAIL
N.T.S.

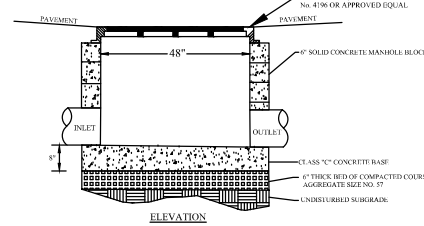
Ground Elev.
95.0
100.6
99.6
95.7
Avg. Elev. 97.7
Mid. Elev. 127.7
Avg. Elev. 120.1
Bldg. Hgt. 22.4'



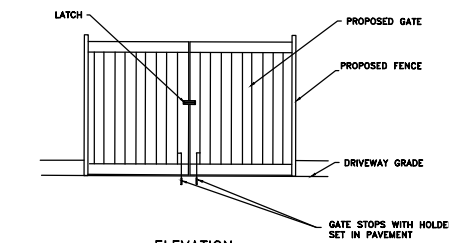
BUILDING HEIGHT CALCULATION



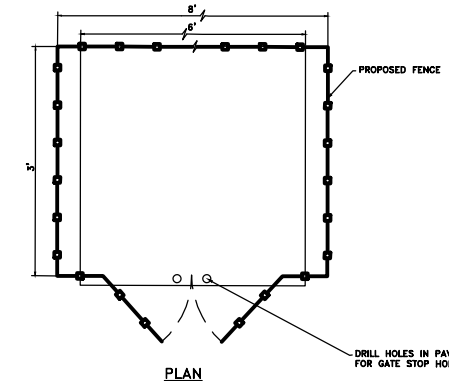
DUMPSTER PAD ENCLOSURE
N.T.S.



"A" INLET DETAIL
N.T.S.

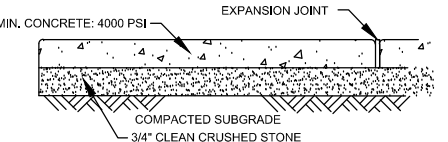


ELEVATION



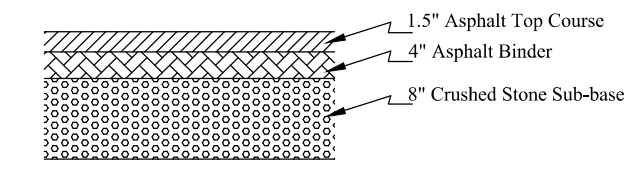
PLAN

DUMPSTER PAD ENCLOSURE
N.T.S.

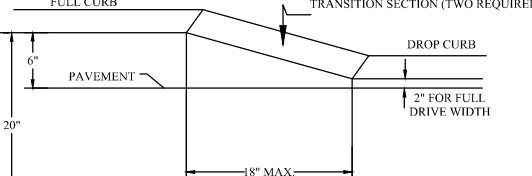


CONCRETE SIDEWALK DETAIL
N.T.S.

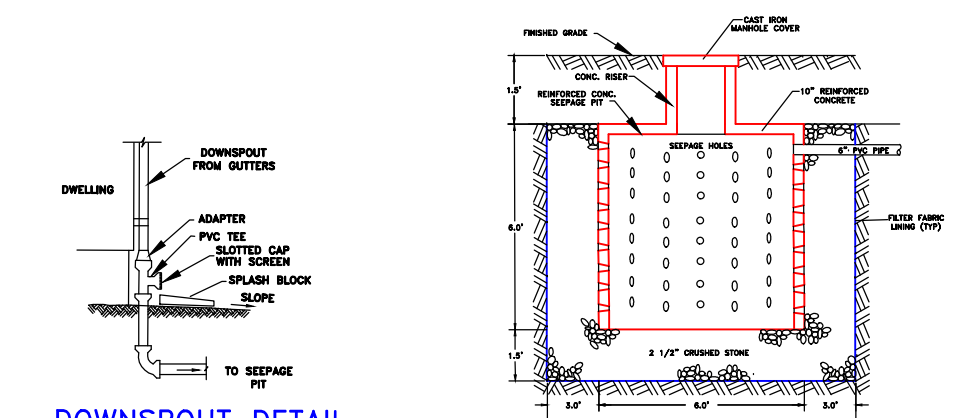
DRAINAGE CALCULATIONS			
10 Year Storm (I=2"/hr., 60 min. duration)			
Runoff Coef.	.99	Area	0.153 Acres
Dwell./Portion of Parking	6660 sf	CIA	0.303 cfs
Volume = (60*Qpeak)(60)		Volume = 1089.8 CF = 8,152 Gallons	
Minimum Storage Required:		8,152 Gallons	
Storage Provided:		9,090 Gallons	



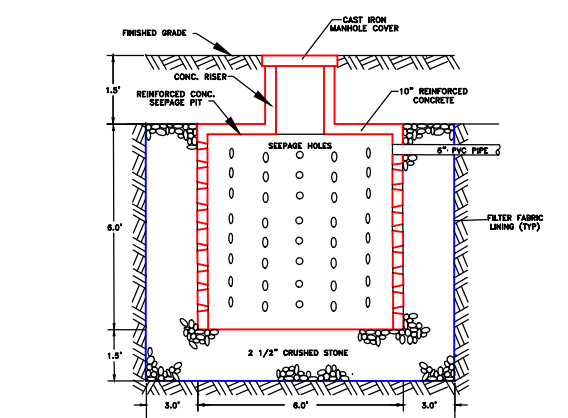
DRIVEWAY PAVEMENT DETAIL
N.T.S.



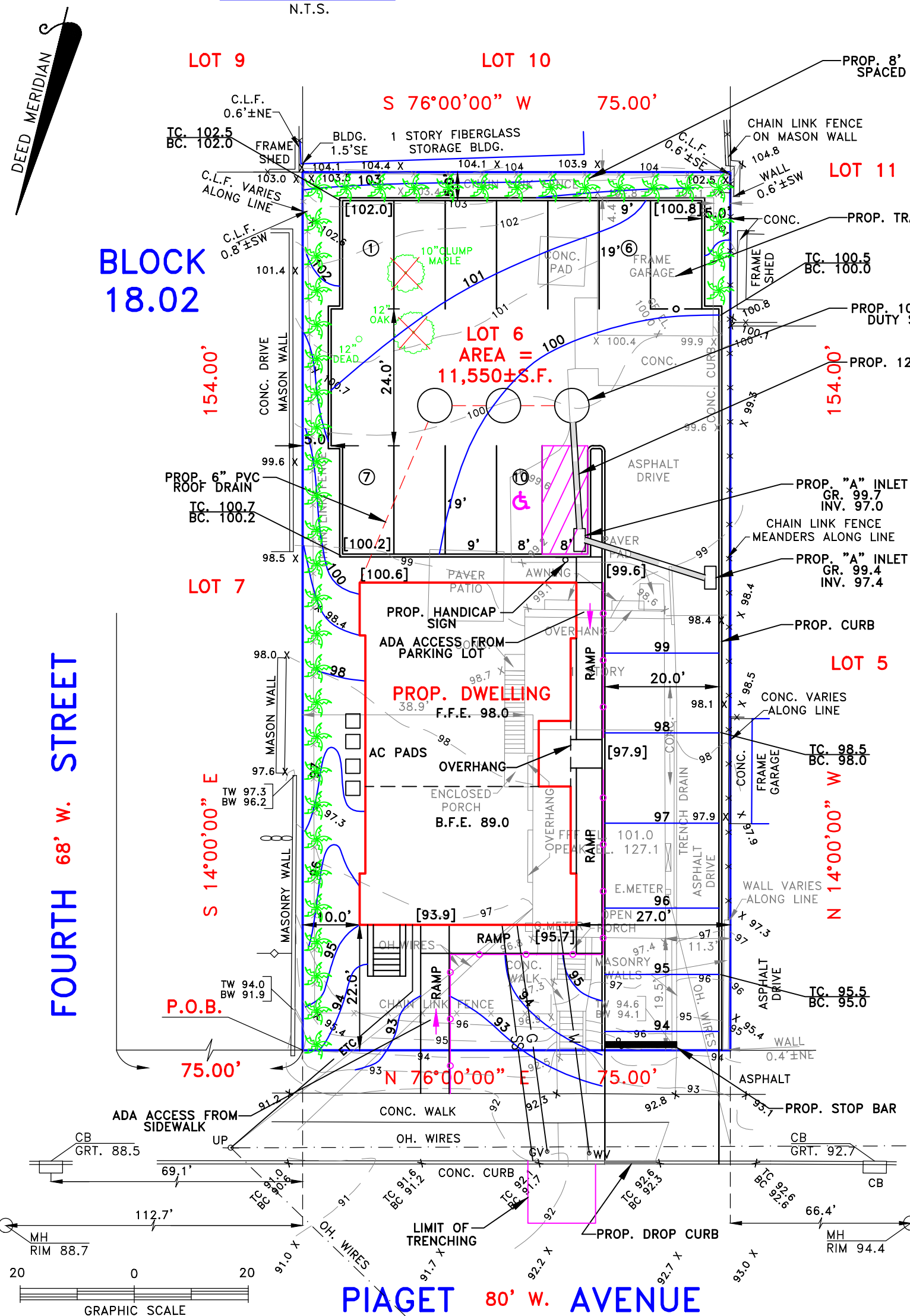
DROP CURB DETAIL
N.T.S.



DOWNSPOUT DETAIL
N.T.S.



HEAVY DUTY 1000 GALLON SEEPAGE PIT DETAIL
N.T.S.



CITY OF CLIFTON
PLANNING BOARD

Board Chairperson	Date
Board Secretary	Date
Board Engineer	Date

REVISED 3-29-21 ZONING TABLE; I-II-21 ENGINEER'S LETTER

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'
DATE: APRIL 6, 2020
PARTY: DC/EW
PREPARED BY: CJL
DRAWN BY: SPM
LOT No. 6
BLOCK No. 18.02
FILE No. SP347PIAGET

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

CERTIFIED TO:

PROPERTY SITUATED IN THE CITY OF CLIFTON, BERGEN COUNTY, NEW JERSEY.
MAP SOURCE: TAX ASSESSMENT MAP OF THE CITY OF CLIFTON, BERGEN COUNTY, NEW JERSEY.

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